Fenn Wright

THE HOME OF PROPERTY



3 Cape Close, Colchester, Essex, CO3 4LX

Guide Price: £375,000 - £400,000 Subject to Contract - Freehold

An extended three double bedroom semi-detached home situated in a sought-after location close to popular schooling offering good size living space with open plan design, ample off-road parking, garage and gardens, offered in good decorative order.

- Extended Semi Detached Family Home
- Three Double Bedrooms
- Lounge
- Dining Room
- Good Size L Shaped Kitchen
- Open Plan Design
- Ample Off Road Parking
- Sought After Residential Location
- Garage/Store
- Well Presented Throughout

stanway@fennwright.co.uk **01206 216543**











An extended three double bedroom semi-detached family home situated in the sought after Prettygate district of Colchester, close to desirable primary and secondary schooling and excellent shopping facilities.

Double glazed entrance door leads to an entrance porch with further door leading to the hallway with stairs to the first floor and understairs cupboard giving access to ground floor WC/utility room which has double glazed window to the side, hand basin, WC and plumbing for washing machine.

The lounge is located to the left of the hallway with feature fireplace and double glazed window to the front and opening nicely to the dining room to the rear which, again in turn, opens nicely to the kitchen area with the kitchen being L shaped and fitted with a range of stylish modern units and work surfaces, inset five ring gas hob with extractor fan over, electric oven, one and a half bowl sink with mixer taps, wall mounted gas boiler, a good range of wall mounted cabinets, double glazed window to the side and rear with a further door leading to the rear garden.

On the first floor the landing gives access to all three double bedrooms and the family bathroom. Bedroom one being located to the front with large storage cupboard, bedroom two to the rear and bedroom three also located to the front. The family bathroom comprises a modern three-piece suite in white with panelled bath with mixer taps and shower over, vanity sink and WC with double glazed window to the rear.

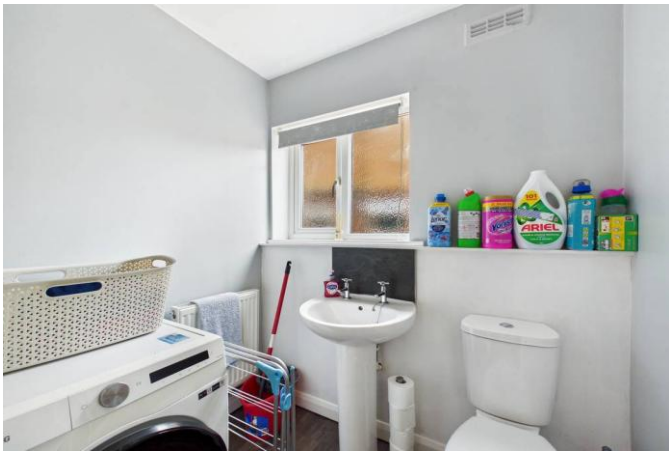
Outside
To the rear of the property there is an enclosed garden which is mainly laid to lawn and gives access to the detached garage with up and over door. Gated side access leads to the front where there is off road parking comfortably for two cars.

Important information
Council Tax Band - C
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold.
EPC Rating - D
Ref - TOL260315/PC

Directions
Please use postcode CO3 4LX for Satnav.









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