Fenn Wright
THE HOME OF PROPERTY



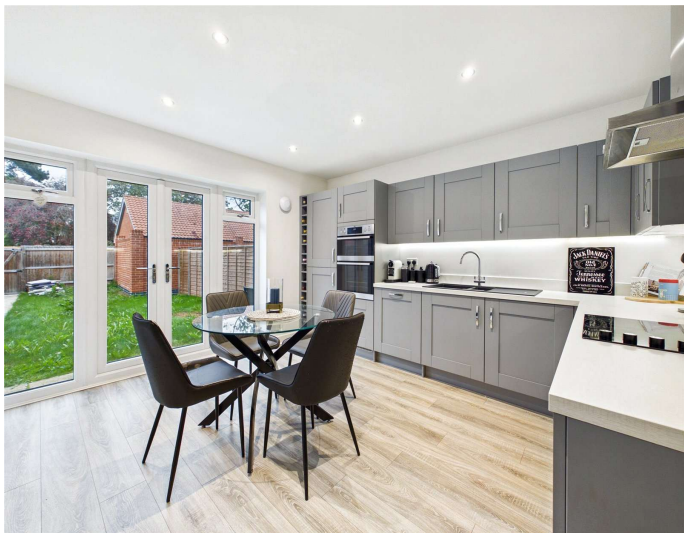
42 Whitmore Drive, Colchester, CO4 6BR

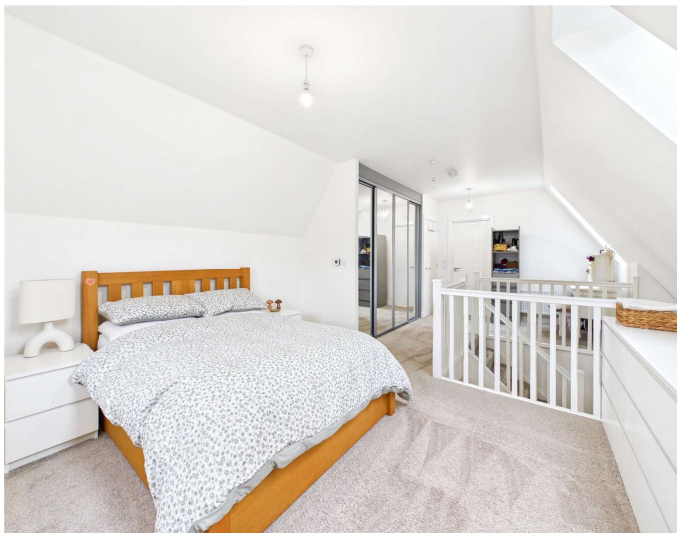
Guide Price: £385,000 Subject to Contract - Freehold

Situated on the popular Kingswood Heath development to the north of Colchester, is this three double bedroom townhouse with garage, parking and offered with no onward chain.

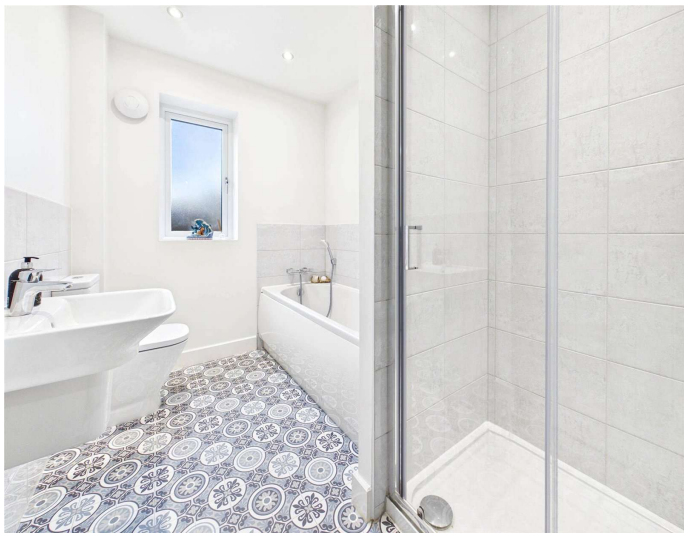
- No onward chain
- Three double bedrooms
- En-suite and family bathroom
- Garage, parking and garden
- North Colchester
- Popular Kingswood Heath development

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Entrance hall has a radiator and stairs rising to the first floor. The living room has a window to the front, radiator and under stairs storage cupboard.

The kitchen/breakfast room has radiator, French doors to the garden, sink unit inset to worksurface with cupboards and drawers under, matching range of eye level cupboards, hob inset to worksurface with extractor over. Integrated appliances including eye level oven and grill, fridge/freezer and dishwasher. A small utility area has a radiator, worksurface with storage under and integrated washing machine. There is a cloakroom with W.C, wash hand basin and a radiator.

The first floor commences with a landing. Bedroom two has two windows to the front aspect, radiator and storage cupboard. Bedroom three has a window to the rear, radiator and storage cupboard. The family bathroom has an obscure window to the rear, panel enclosed bath with shower attachment, separate shower, W.C, wash hand basin and a heated towel rail.

A further staircase provides access to the top floor with the principal bedroom having a front facing window, three Velux windows, two radiators, fitted wardrobes with sliding mirrored doors and airing cupboard. Access to an en-suite with obscure window to the rear, shower, W.C, wash hand basin and a heated towel rail.

Outside
The rear garden is mainly laid to lawn with gate providing rear access to a one and a half-length garage with up and over door. There is parking in front of the garage for up to two vehicles.

Important information
Council Tax Band - D
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - B
Ref - COL260895/KID

Agents note
We understand that there is an annual maintenance fee of approximately £350.

Directions
Please use the postcode CO4 6BR for SatNav.









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