

Shepherd Drive,COLCHESTER CO4 5FA

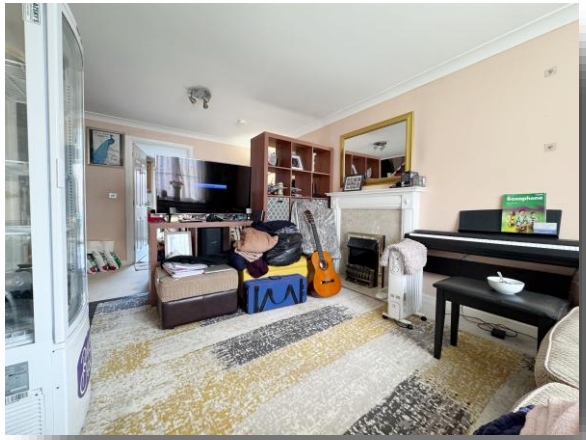
william h brown

welcome to

Shepherd Drive,COLCHESTER

Offered with NO ONWARD CHAIN this excellent MID-TERRACE HOUSE makes the PERFECT HOME FOR GROWING FAMILIES situated in the POPULAR MILE END AREA being ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.













Entrance
The property is entered via the part double glazed front door leading to:

Entrance Hall
Radiator, laminate flooring and doors leading to;

Cloakroom
Low level WC, pedestal wash hand basin, radiator, tiled splash backs, extractor fan and laminate flooring.

Living Room
Double glazed window to front aspect, fireplace feature, built-in understairs cupboard, two radiators, stairs rising to the first floor and a door leading to:

Kitchen/ Dining Room
Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the work top, wall and floor mounted cupboards and drawers (housing the Potterton boiler) with integral fridge, freezer, dishwasher and washing machine and a radiator.

First Floor Landing
Access to the loft, built-in cupboard and doors leading to;

Bedroom One
Two double glazed windows to the front aspect, built-in wardrobe, radiator and a door leading to:

En-Suite Shower Room
Obscure double glazed window to the front aspect, shower cubicle with adjustable shower head and mixer-tap, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan and part tiled walls.

Bedroom Two
Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three
Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Family Bathroom
Enclosed panel bath with adjustable shower head and mixer-tap, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan and part tiled walls.

Rear Garden
The rear garden is partly laid to shingle with a paved patio area and further gated access to the rear.

Garage
The garage can be found to the rear of the property (via the shared access road) with an up and over door to the front.

Parking
There is also a parking space provided directly in front of the garage.

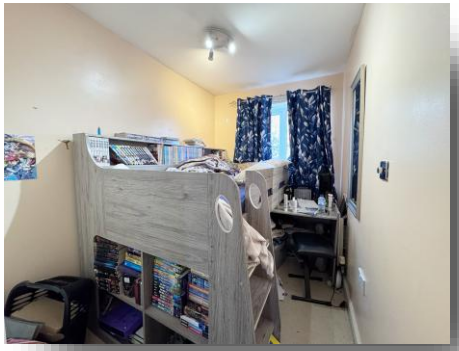
welcome to

Shepherd Drive, COLCHESTER

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- En-Suite to Bedroom One
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£360,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110290

The Property Ombudsman

Property Ref:
CSJ110290 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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