



Jackson & Co



Kensington Road

Colchester, Essex, CO2 7FF

Guide Price £300,000 - £335,000

An extremely well presented three bedroom town house with garage and driveway. This delightful family home is situated in this quiet cul-de-sac and is close to Colchester's town centre and local amenities. With en-suite to master bedroom, a viewing is advised to appreciate the standard of the accommodation on offer.



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Property Features

- THREE DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- GARAGE
- WALKING DISTANCE TO TOWN
- TOWN HOUSE
- QUITE CUL-DE-SAC
- WALKING DISTANCE TO LOCAL AMENITIES
- WALKING DISTANCE TO ABBEY FIELDS
- VIEWING ADVISED

Full Description

ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor and doors to

CLOAKROOM

Low level WC, pedestal wash hand basin and tiled flooring.

KITCHEN

11' 1" x 7' 6" (3.38m x 2.29m) Stylish kitchen featuring matching base and eye level units, integrated fridge/freezer, dishwasher, washing machine, oven with four ring gas hob and extractor above. The kitchen also has a stainless steel sink bowl with drainer, double glazed window to front, cupboard housing boiler, tiled to floor and part to walls with a radiator.

LOUNGE/DINER

15' 6" x 14' 9" (4.72m x 4.5m) Storage cupboard, two radiators and double glazed door to garden.

FIRST FLOOR

doors to;

BEDROOM TWO

14' 9" x 10' 10" (4.5m x 3.3m) Built in wardrobes, two double glazed windows to rear and radiator.

BATHROOM

Low level WC, Pedestal wash hand basin, panelled bath with shower over and chrome heated towel rail.

BEDROOM THREE

13' 10" x 7' 11" (4.22m x 2.41m) Double glazed window to front and radiator.

AIRING CUPBOARD

SECOND FLOOR

MASTER BEDROOM

15' 10" x 14' 9" (4.83m x 4.5m) Double glazed window to front, radiator, loft access built in wardrobes and radiator with door to;

ENSUITE

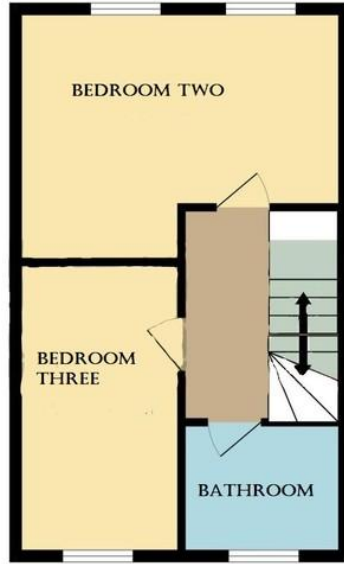
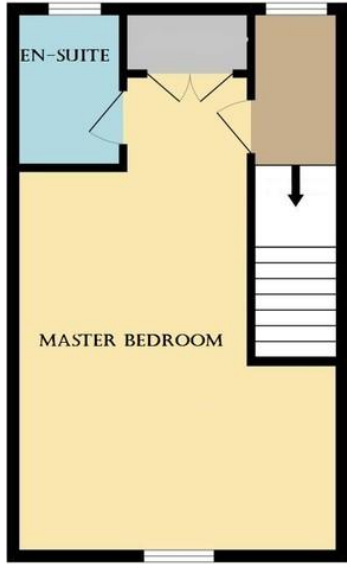
Low level WC, pedestal wash hand basin, enclosed shower with guard, velux window and radiator.

AGENTS NOTE

Council tax band -
EPC rating -







Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

60 Caelum Drive
Colchester
Essex
CO2 8FP

www.jackson-ps.co.uk
sales@jackson-ps.co.uk
01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements