




Jackson & Co



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Devon Road

Colchester, CO2 9BB

Offers In Excess Of £375,000

A very spacious 1800sqft semi-detached family home situated in the popular Shrub End district of West Colchester on Devon Road. Property benefits include a living room, large conservatory with doors into the garden, kitchen, lobby, cloakroom and bedroom with en-suite shower room. The first floor offers four bedrooms and a family bathroom, with the use of an addition of a useful loft room.



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Property Features

- FIVE BEDROOMS + LOFT ROOM
- EN-SUITE SHOWERROOM
- SEMI DETACHED
- FAMILY BATHROOM
- APPROX JUST UNDER 1900sqft
- GROUND FLOOR WC
- HEAVILY EXTENDED
- LARGE GARDEN AND OFF ROAD PARKING
- POPULAR LOCATION
- SUN ROOM

Full Description

LOCATION

The property is in the heart of Colchester with easy access to the town centre and a range of top rated schools including Phillip Morant senior school and Colchester's Grammar and high schools. The town centre which is a short distance away, also benefits from excellent shopping facilities, bars, restaurants, a multi-screen cinema, the Mercury theatre and the renowned castle and Castle Park with pleasant walks and boating lake.

ENTRANCE HALL

Access to ground floor principle bedroom, lounge, kitchen and first floor.

LOUNGE

13' 1" x 12' 2" (3.99m x 3.71m) Feature fireplace with access to sun room.

SUN ROOM

19' 8" x 12' 8" (5.99m x 3.86m) Radiator with French doors to garden.

KITCHEN/DINER

19' 11" x 10' 3" (6.07m x 3.12m) Modern fitted kitchen with eye level units, space for electric range cooker, tall standing fridge freezer, washing machine, dryer and full sized dishwasher. Leading to lobby.

BEDROOM ONE

16' 6" x 9' 11" (5.03m x 3.02m) Dual aspect double glazed windows to front with adjoining en-suite.

ENSUITE

Glass screened double shower with low level basin and WC.

LOBBY

GROUND FLOOR WC

Low level WC.

FIRST FLOOR

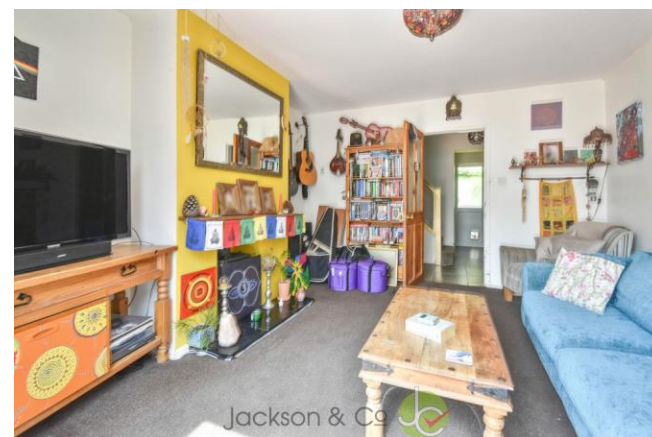
Access to bedrooms, airing cupboard and third floor loft room.

LANDING

Stairs to Loft Room, doors to:

BEDROOM TWO

13' 6" x 10' 4" (4.11m x 3.15m) Double glazed window to rear.



BEDROOM THREE

12' 2" x 11' 8" (3.71m x 3.56m) Double glazed window to rear.

BEDROOM FOUR

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to front.

BEDROOM FIVE

8' 0" x 7' 11" (2.44m x 2.41m) Double glazed window to front.

FAMILY BATHROOM

Bath with up and over shower, basin and low level wc. Double glazed window to side.

LOFT ROOM

10' 6" x 9' 3" (3.2m x 2.82m) Stairs to; fully boarded loft room with multiple built in storage cupboards and double glazed Velux window to rear.

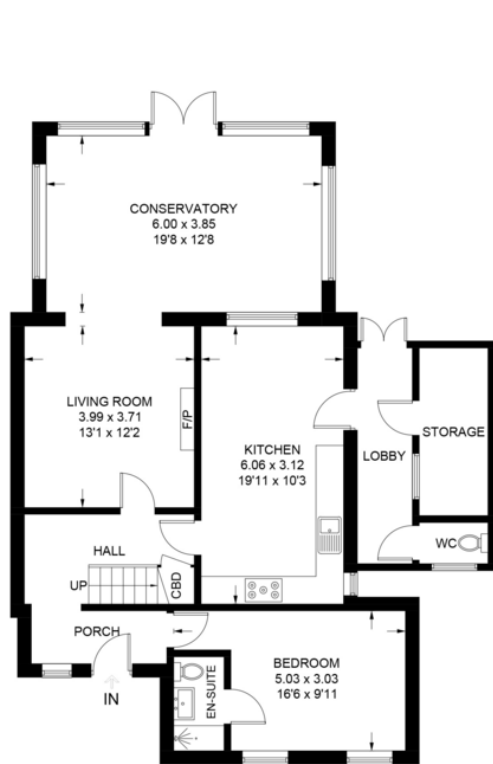
OUTSIDE

Large driveway with potential to be extended, side access to large south west facing garden. Mainly laid to lawn with patio from the sun room. 18ft shed with power and lighting.

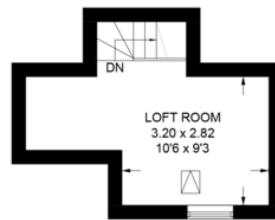


Devon Road

Approximate Gross Internal Area = 169.8 sq m / 1827 sq ft



Ground Floor
102.2 sq m / 1100 sq ft



Second Floor
14.7 sq m / 158 sq ft



First Floor
52.9 sq m / 569 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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