



Jackson & Co

Berriman Close

Colchester, CO4 3XF

- DETACHED RESIDENCE
- FOUR BEDROOMS
- 21' LOUNGE
- KITCHEN/DINER

£255,000

EPC Rating 'TBC'

Property Description

OVERVIEW

Situated to the east of the town centre is this good size four bedroom detached home offering itself as a good buy to let opportunity. The property currently has long standing tenants in situ - further details available on request. The University of Essex is within easy reach as is Tesco Super store and Hythe Railway Station.

ENTRANCE HALL

With double glazed entrance door, stairs to the first floor.

CLOAKROOM

Comprising low level WC, hand basin, plumbing for washing machine, double glazed window to the side.

LOUNGE

21' 4" x 12' 10" (6.5m x 3.91m) Double glazed doors to the rear garden.

KITCHEN/DINER

12' x 11' 10" (3.66m x 3.61m) Fitted modern units and

work surfaces with cupboards and drawers under, built in four ring gas hob, electric oven with extractor over, double glazed window to the front, double glazed door to the side.

LANDING

Double glazed window to the side, airing cupboard, doors to:

BEDROOM ONE

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to the front, built in double wardrobe.

BEDROOM TWO

12' 10" x 9' 2" (3.91m x 2.79m) Double glazed window to the front.

BEDROOM THREE

11' 10" x 9' 10" (3.61m x 3m) Double glazed window to the rear.

BEDROOM FOUR

9' 11" x 9' 1" (3.02m x 2.77m) Double glazed window to the rear.

BATHROOM

Fitted with a modern suite comprising low level WC, hand basin, shaped bath, double glazed window to the side.

OUTSIDE

There is a garden to the rear with gated side access to the front where there is off road parking. The garage has been converted, has a double glazed door and window, but will need finishing.

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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 and 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.