

3 Bed Semi-Detached In Wilson Marriage Road , Colchester, CO4 0DQ £275,000





SHORT DESCRIPTION

Property Ref: 16626 Overview We are delighted to present this charming and well-maintained 3-bedroom semi-detached family home, perfectly situated for both modern living and future growth. Boasting a substantial plot with a private driveway and large private garden, this property offers a rare opportunity to secure a home that is move in ready while holding great potential for an extension. Key Features • Excellent Condition, The property has undergone significant upgrades, including a full rewire and new plumbing system approx. 10 years ago. • Modern Efficiency, A brand-new, eco-friendly combi-boiler was installed last year, featuring a 10-year warranty and a very recent service for total peace of mind. • Contemporary Kitchen, Refurbished just 3 years ago, offering a stylish and functional heart to the home. • Outdoor Space: A large front garden provides great curb appeal, while the massive rear garden is a true hidden gem, perfect for families or those looking to expand the footprint of the house. • Parking, Includes a private driveway situated to the left of the property. Location & Connectivity This home is a commuter's dream and a parent's delight • Transport, Unrivalled access to the A12, providing a direct and fast link to London and the surrounding areas. • Education, Located within close proximity to highly-rated local schools. • Amenities, A variety of local shops and essential services are just a short distance away, combining suburban comfort with urban convenience. Description Step into a home where the hard work has already been done. From the updated electrical systems to the high-efficiency heating, this house is designed for low-maintenance living. The ground floor features a new kitchen replaced only 3 years ago, leading through to bright living spaces. Upstairs, you will find three bedrooms. One master bedroom and two smaller bedrooms, perfect for growing family. The sheer size of the plot, combined with the private side access, makes this an ideal candidate for a side or rear extension, potentially transforming this already lovely house into a substantial home. Room Dimensions All measurements are approximate and provided in millimeters: • Kitchen Diner: 3150 x 5280 • Lounge: 5280 x 3050 • Porch: 2350 x 1350 • Pantry: 890 x 2450 • Master Bedroom: 3220 x 3020 • Bedroom One: 3525 x 2200 • Bedroom Two: 3020 x 1980 • Bathroom: 3180 x 1650 Property Type: Semi-detached Full selling price: £275000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: B EPC rating: C Measurement: 785.765 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway, Gated, Rear, Private, On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

3

Bed Room(s)

1

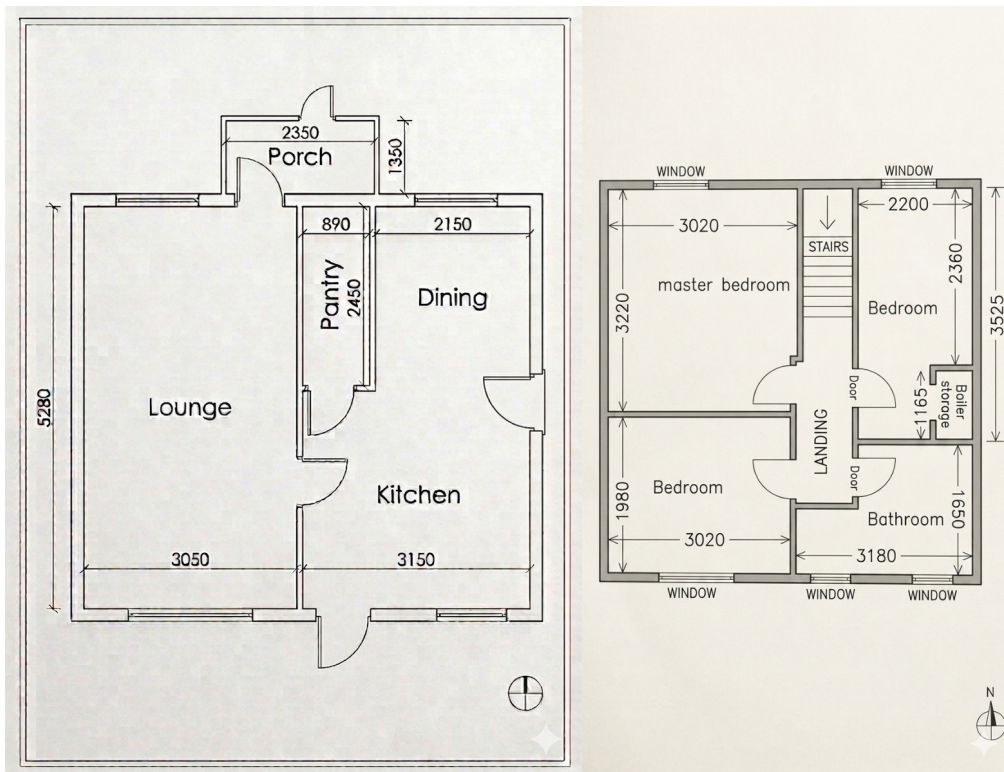
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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