



- A Well Presented Three Bedroom Terraced Home
- Open Plan Living
- Modern Kitchen And Bathroom
- Tiled Bathroom With A Rainfall Shower
- Private Rear Garden
- On Street Parking Available
- Sought After Village Of Aldham

17 Hardings Close, Aldham, Colchester, Essex. CO6 3RD.

A well presented and modern three bedroom end of terrace home located in the ever sought after village of Aldham to the west of Colchester and is ideally positioned for access to mainline train stations, the A12 and some of the areas most desirable and exclusive schools. The village itself enjoys numerous village activities and offers plenty of walks through the attractive local countryside, ideal for the family. Highlights of this impressive home include a spacious open plan lounge/diner offering access to the garden via French doors, a contemporary kitchen with various units and integrated appliances to include a Neff Oven and induction hob.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, storage cupboard, radiator, open to;

Lounge/Diner



21' 4" x 12' 3" (6.50m x 3.73m) UPVC window to front, French doors to rear, two radiators, wood effect flooring, open to kitchen.

Kitchen



11' 4" x 8' 8" (3.45m x 2.64m) UPVC window to rear, tiled floor, a range of matching units with worktops over and inset sink and drainer, NEFF oven, induction hob with extractor hood over, tiled splashbacks, space for washing machine.

First Floor

Landing

Loft hatch, doors to;

Bedroom One



13' 2" x 10' 6" (4.01m x 3.20m) UPVC window to front, built in wardrobes, radiator.

Bedroom Two



11' 8" x 9' 0" (3.56m x 2.74m) UPVC window to rear, radiator.

Property Details.

Bedroom Three



12' 5" x 6' 4" (3.78m x 1.93m) UPVC window to front, radiator, laminate flooring.

Bathroom



A fully tiled bathroom suite with two double glazed obscure windows, radiator, enclosed cistern WC with wash hand basin, panelled bath with rainfall shower over.

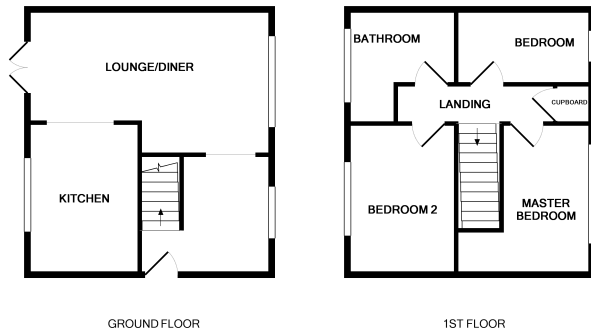
Outside



Externally, the rear garden is enclosed by panel fencing and offers a patio area as well as a lawned area. To the front there is a front garden with various shrubs and plants. Parking is available on street.

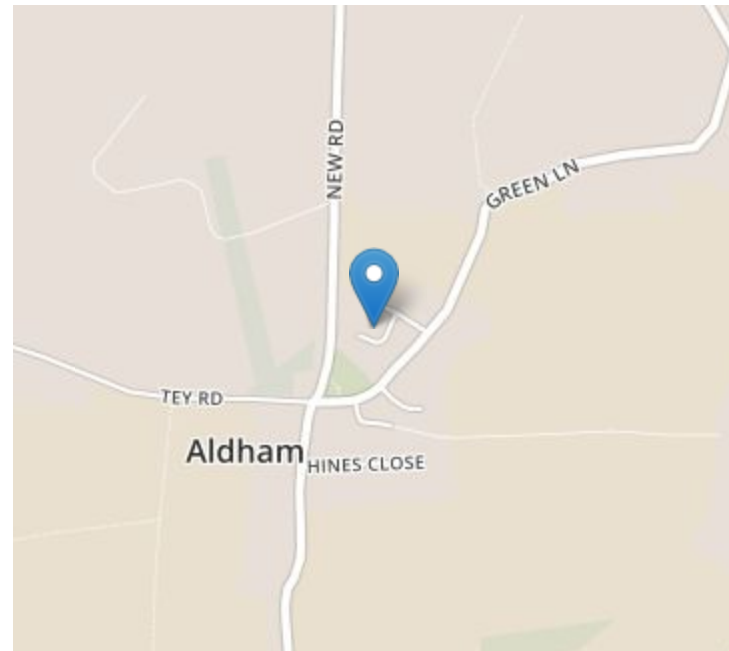
Property Details.

Floorplans

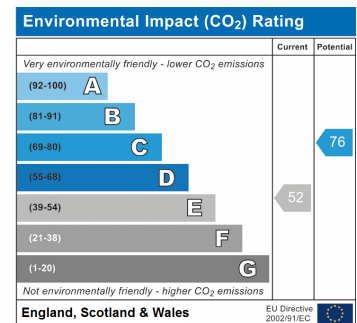
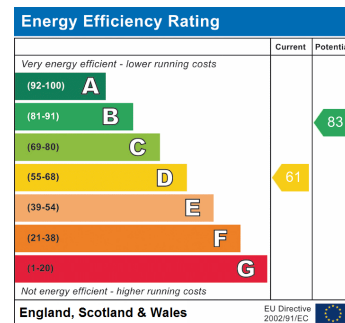


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.