



- An Excellent Three Bedroom End Of Terraced Family Home
- North-Central Colchester Position
- Close To An Array Of Amenities, Shops & Transport Links
- Two Large Double Bedrooms & Sizeable Third Bedroom
- Well-Equipped Kitchen With Space For Appliances
- Downstairs Cloakroom
- Large Living Room With Patio Doors To Rear Garden
- Allocated Parking & Visitors Parking
- Private Courtyard Garden Of A Low Maintenance Design

10 Reynard Heights, Goring Road, Colchester, Essex. CO4 0DW.

Situated in North-Central Colchester resides this deceptively spacious three bedroom end of terrace family home, presented to market in excellent order and offering generous reception and bedroom space throughout. Having been occupied by the same owner since new, this property has been well-maintained throughout its much cherished ownership. Within easy reach of an array of useful shops, amenities, transport links and educational choices - this home is not to be missed. Complete with allocated parking for two vehicles and a private, low-maintenance courtyard style garden.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to first, under-stairs storage cupboard, doors and access to:

Cloakroom

Window to side aspect, W.C, wash hand basin, radiator

Kitchen



12' 2" x 7' 6" (3.71m x 2.29m) A well-equipped kitchen comprising of; a range of fitted base and eye level units with worksurfaces over and drawers under, inset sink, drainer and tap over, inset oven and grill, hob with extractor fan over, space for further appliances, tiled floor, tiled splashback, wall mounted gas boiler, radiator

Reception Room



14' 0" x 13' 0" (4.27m x 3.96m) Window to rear aspect, patio doors to rear aspect, radiator, communication points

First Floor

Landing

Stairs to ground floor, large over-stairs cupboard, doors and access to:

Master Bedroom



14' 0" x 10' 4" (4.27m x 3.15m) Windows to rear aspect, radiator

Property Details.

Bedroom Two



12' 0" x 7' 6" (3.66m x 2.29m) Window to front aspect, radiator

Bedroom Three



7' 0" x 6' 0" (2.13m x 1.83m) Window to front aspect, radiator

Family Bathroom



A family bathroom suite comprising of; panel bath with screen and shower over, wash hand basin, W.C, radiator, window to side aspect

Outside, Garden & Parking

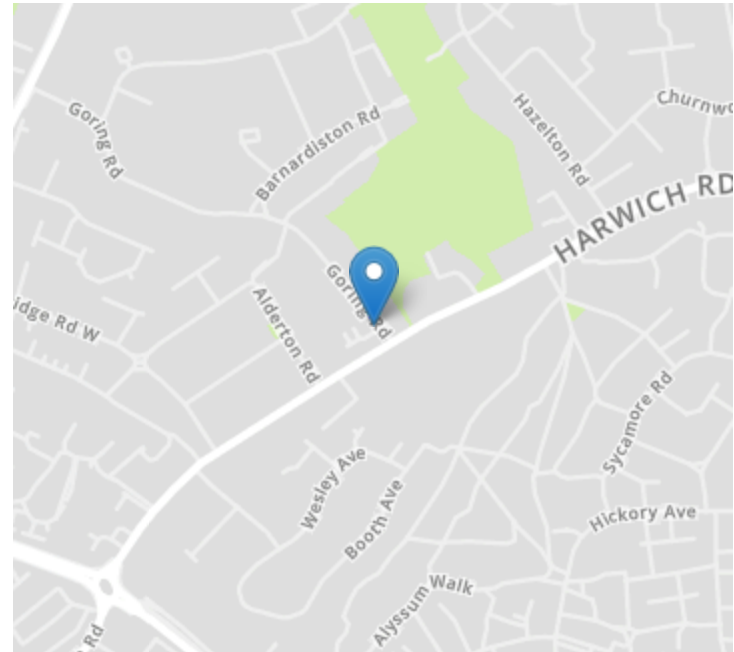


The garden is of a low maintenance design, featuring an expansive patio area and slate chipping boarder. The garden benefits from outdoor lighting, power and boundaries are formed by panel fencing. There is secure access to the rear, with a gate leading to a residents parking area, were allocated parking for one vehicle and visitors parking can be found.

Property Details.

Floorplans

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.