



- Detached Family Home
- Corner Plot
- Three Well Proportioned Bedrooms
- Kitchen/Diner
- Generous Living Room With French Doors To Garden
- En-Suite, Family Bathroom And Downstairs WC
- Private Garde
- Garage And Driveway

50 Fowler Road, Colchester, Essex. CO2 9FF.

An excellent opportunity to acquire this exceptionally well presented three bedroom detached family home, offering ample accommodation with a private garden and garage. Located to the south of Colchester this brilliant family home is located within easy reach of a range of locals shops, well served bus routes to the Town Centre and a short drive from the A12 and good local schooling. Presented to the market in excellent condition this home is ready for the next family to move straight in. The internal accommodation comprises of an entrance hall which leads to the downstairs cloakroom, the kitchen/diner and the sizeable living room which features French doors providing access to the rear garden. To the first floor, there is a bright and spacious landing, of the landing is three well proportioned bedrooms with the main bedroom featuring an en-suite shower room, whilst a further family bathroom serves the rest of the house.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, doors to;

Lounge



18' 4" x 9' 4" (5.59m x 2.84m) With window to front, French doors to garden, radiator, TV point.

Kitchen/Diner



18' 4" x 7' 8" (5.59m x 2.34m) With window to front and rear, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated fridge/freezer and dishwasher, in-built oven and hob with extractor hood over.

WC

With close coupled WC, wash hand basin, radiator.

First Floor

Landing

With doors to;

Bedroom One



11' 2" x 11' 1" (3.40m x 3.38m) With window to front, radiator, two built in wardrobes,

En-Suite



With window to front, wash hand basin, close coupled WC, shower cubicle,

Property Details.

Bedroom Two



11' 4" x 9' 2" (3.45m x 2.79m) With window to front, radiator.

Bedroom Three



8' 2" x 6' 5" (2.49m x 1.96m) With window to side, radiator.

Bathroom



With window to rear, radiator, wash hand basin, close coupled WC, panelled bath.

Outside

Rear Garden



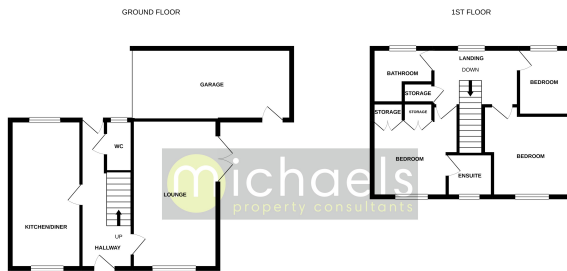
The property comes with a generous rear garden which is enclosed by brick walling and panel fencing, access to the garage.

Garage

23' 0" x 9' 10" (7.01 m x 3.00m) With up and over door to front, door to side, power and light connected.

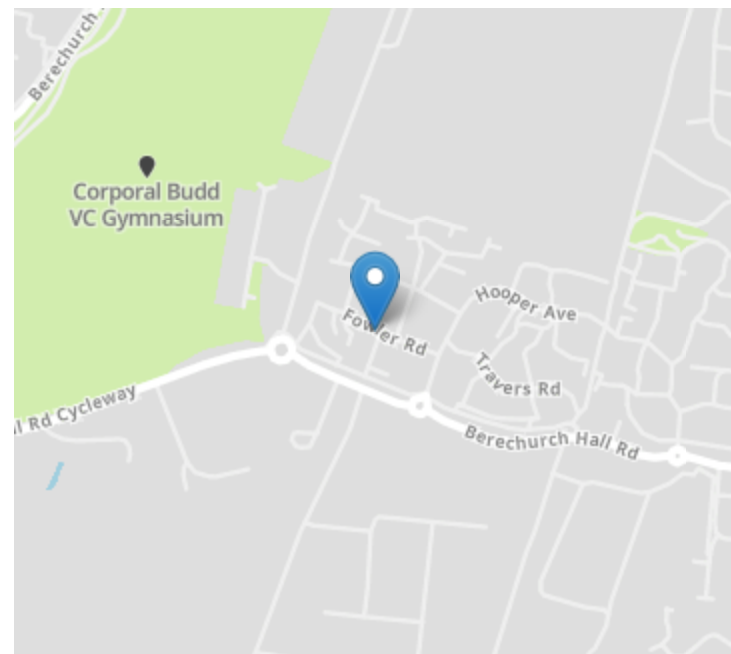
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual properties, taken on the day prior to the preparation of the floorplans, may vary slightly from those shown on the floorplans. The purchaser is advised to check the accuracy of the floorplans and measurements on the day of the purchase and before the completion of the purchase. The purchaser is advised to check the accuracy of the floorplans and measurements on the day of the purchase and before the completion of the purchase.

Location



(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

