



- Detached Family Home
- Private Position
- Kitchen/Family Room
- Living Room
- Four Sizeable Bedrooms
- Family Bathroom and Ground Floor Shower Room
- Generous Rear Garden
- Garage and Private Driveway

## 2 Tabor Road, Colchester, Essex. CO1 2XA.

This extremely spacious detached house is situated on the East side of Colchester within walking distance to the Hythe mainline station, The university of Essex and many well served bus routes and amenities. To the ground floor there is a spacious entrance hall, modern fitted shower room, L-shaped living room, spacious kitchen and dining area, as well as lean-to at the rear. The first floor offers four very sizeable bedrooms and a modern family fitted bathroom. Externally there is private off road parking and a garage with power and light connected. To the rear the generous garden offers a landscaped lawn and patio area. This very spacious family home is offered with No Onward Chain and early internal inspection is essential.



# Property Details.

## Entrance Hall

Stairs rising to first floor, tiled floor, storage cupboard, radiator.

## Shower Room



Frosted double glazed window to side aspect, low level WC, wash hand basin, fully tiled walk in shower cubical, chrome heated towel rail.

## Kitchen/Dining Room



18' 9" x 8' 1" (5.71m x 2.46m) Two double glazed windows to side aspects, door leading to garden, a range of wall and base units over an area of roll top works surface, inset electric cooker, space for appliances, plumbing for washing, inset sink and drainer unit, radiator.

## Living Room



18' 3" x 11' 6" (5.56m x 3.51m) L shape. Double glazed window to patio doors to rear, T.V and phone points, radiator.

## Lean too

7' 0" x 71' 0" (2.13m x 21.64m) Sliding doors to garden, glass surround.

## First Floor

### Landing

Loft access, airing cupboard, doors leading to;

### Bedroom One



11' 3" x 10' 7" (3.43m x 3.23m) Double glazed window to rear aspect, double built in wardrobes, radiator.

# Property Details.

## Bedroom Two



11' 9" x 6' 7" (3.58m x 2.01m) Double glazed window to front aspect, radiator.

## Bedroom Three



9' 7" x 7' 6" (2.92m x 2.29m) Double glazed window to side aspect, built in cupboard, radiator.

## Bedroom Four

9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window to side aspect, built in storage cupboard, radiator.

## Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, pane; bath with mixer taps, chrome heated towel rail.

## Garage

Double doors, power and light connected.

## Outside

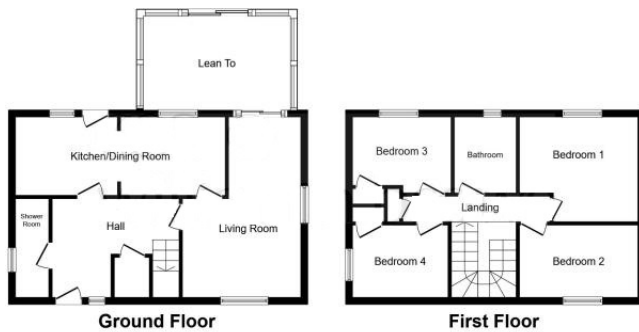


The generous rear garden comprises of a large patio area, landscaped lawn, side access, shed to remain, garden tap, fully enclosed by panel fencing.

To the front there is a private shingle driveway, providing private parking for several car.

# Property Details.

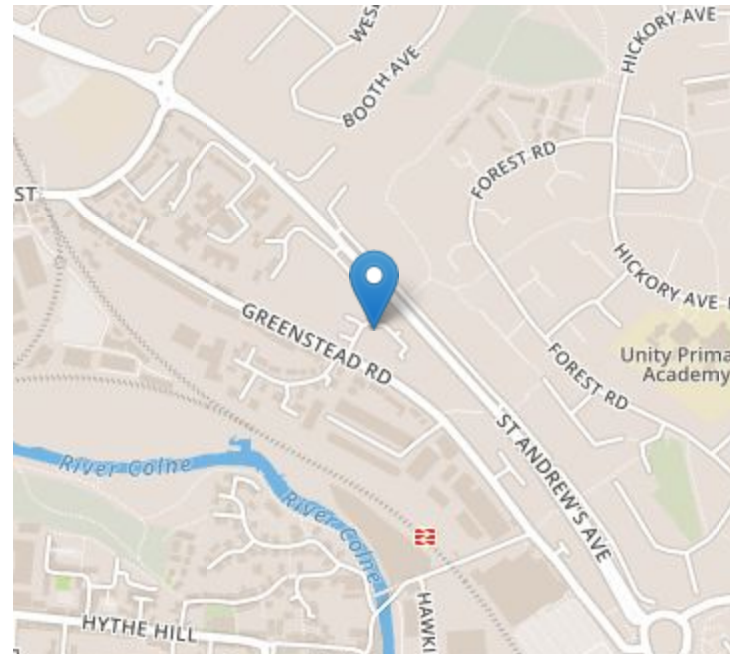
## Floorplans



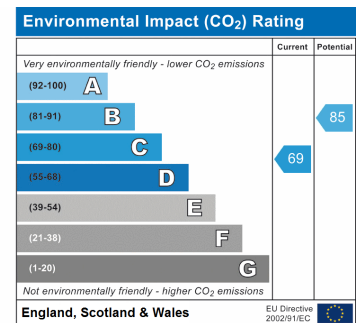
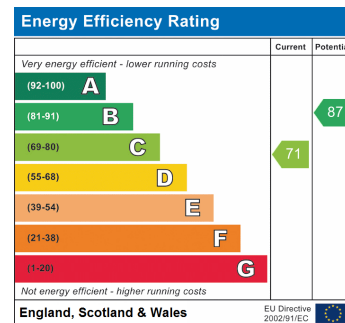
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.