



- Spacious Three Bedroom Detached Home
- Pleasant Position In Popular Stanway District
- Close to A12, Excellent Schools & Amenities
- In Need Of Light Refurbishment
- UPVC Double Glazing Throughout
- Private Driveway & Garage
- No Chain & Vacant Possession

### 33 Copper Beeches, Stanway, Colchester, Essex. CO3 0YB.

\*\* Guide Price £325,000 to £350,000 \*\* This three bedroom detached property occupies a pleasant position in the ever sought after Stanway district of Colchester, within close proximity of the area's excellent local schools and vast array of amenities. The property would benefit from cosmetic improvements however offers spacious accommodation and vast potential throughout. Internally you are greeted by an entrance hall which leads to a cloakroom, a large living/dining room and fitted kitchen. On the first floor there are three well proportioned bedrooms and a family bathroom. Outside the property features a private driveway and garage to the front, whilst an attractive and mature garden can be found to the rear.





# Property Details.

## Ground Floor

Entrance

Cloakroom

Reception Room



25' 2" x 17' 6" (7.67m x 5.33m)

Kitchen



10' 1" x 8' 5" (3.07m x 2.57m)

## First Floor

Landing

## Master Bedroom



13' 9" x 11' 9" (4.19m x 3.58m)

## Bedroom Two



9' 9" x 11' 2" (2.97m x 3.40m)

## Bedroom Three



8' 6" x 8' 4" (2.59m x 2.54m)

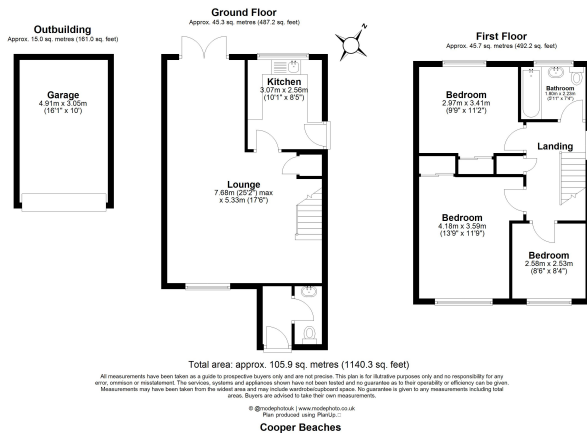
# Property Details.

## Bathroom

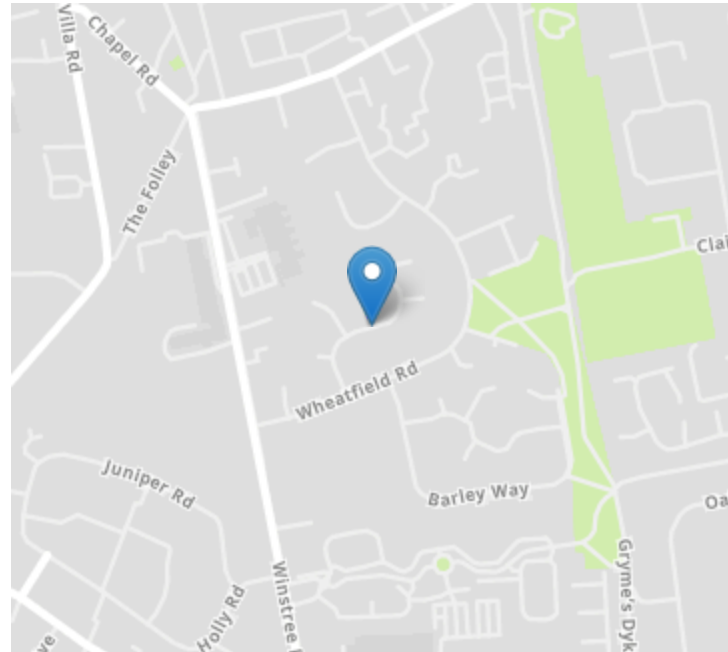


# Property Details.

## 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.