



- Benefitting From No Onward Chain
- Versatile Accommodation Across Three Floors
- Two En Suite Bathrooms
- Ground Floor Cloakroom
- Three/Four Well Portioned Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- First Floor Living Room
- An Excellent Example Of Bay Fronted Town House

### 30 Blade Road, Colchester, Essex. CO4 5ZU.

\*\* £350,000 to £375,000 \*\* This versatile four bedroom town house resides in a pleasant position, tucked away within this extremely desirable development, offering excellent access to North Station with links to London Liverpool Street under the hour. The property is presented to a high standard by the current owners and boasts an array of bright, versatile and contemporary accommodation spread over three floors.



# Property Details.

## Ground Floor

### Hallway

Stairs rising to the first floor, storage cupboard and radiator.

### Cloakroom

Low level WC, wall mounted hand wash basin

### Reception Room/Bedroom



13' 6" x 8' 3" (4.11m x 2.51m) UPVC window to front aspect, inset storage cupboard.

### Kitchen/Dining Room



14' 7" x 12' 9" (4.45m x 3.89m) Range of base and eye level units, cupboards and work surfaces, integrated appliances, such as dishwasher, washing machine and fridge/freezer, storage cupboard, UPVC window to rear aspect, UPVC French doors to garden, tiled flooring, spot lighting, four ring gas hob, stainless steel sink/drainer.

## First Floor

### Living Room



14' 7" x 12' 9" (4.45m x 3.89m) UPVC window to rear aspect, radiator.

### Bathroom



8' 2" x 5' 9" (2.49m x 1.75m) Low level W.,C, radiator, panelled bath with shower over, tiled flooring, vanity wash basin.

### Bedroom Three

11' 9" x 8' 3" (3.58m x 2.51m) UPVC window to front aspect, radiator.

## Second Floor

### Landing

Access to loft, airing cupboard.

# Property Details.

## Bedroom One



14' 7" x 12' 8" (4.45m x 3.86m) UPVC window to rear aspect, radiator, door to:

## En Suite



Low level W.C, shower cubicle, radiator, vanity wash basin.

## Bedroom Two



14' 8" x 8' 6" (4.47m x 2.59m) UPVC window to front aspect, radiator, door to:

## En Suite

Shower cubicle, low level W.C, radiator, vanity wash basin.

## Outside

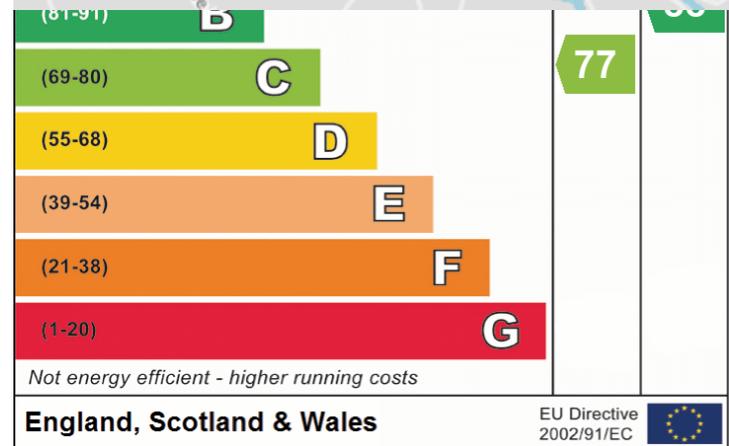
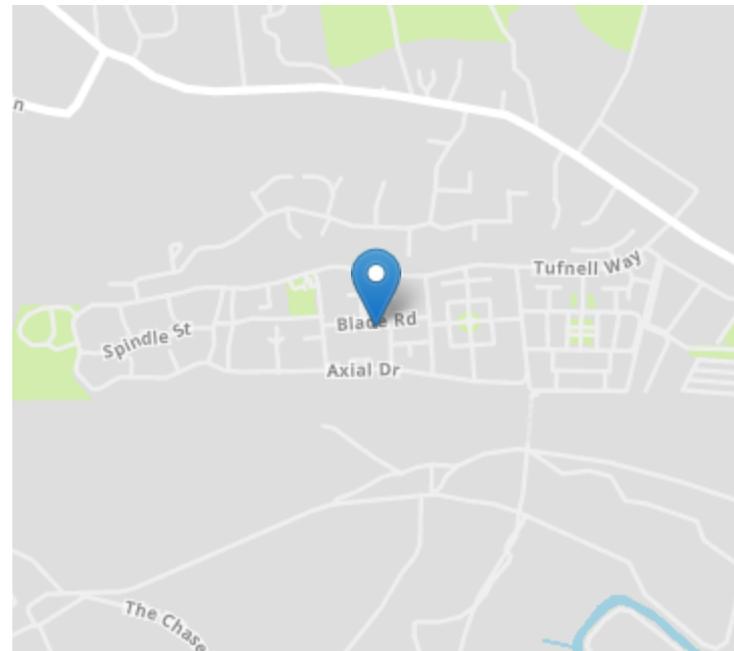


Outside, to the rear, the property benefits from a landscaped rear garden which is enclosed by panel fencing, shrubs and a bed of shingle to the side, the garden also offers two patio areas and a lawn to the centre. There is also the benefit of gated access which leads you to the garage and two parking spaces.

# Property Details.

## Floorplans

## Location



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.