



- Ideal First Time Buy
- Generous & Private Enclosed Rear Garden
- Two Bedroom Semi Detached House
- Conservatory
- Garage & Off Road Parking
- No Onward Chain
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Viewings Available At Request - Appointment Required!
- Planning Already In Place For A Two Storey Side Extension

51 Haddon Park, Colchester, Colchester, Essex. CO1 2GY.

**** Guide Price £250,000 to £260,000 **** An excellent example of a two bedroom semi detached house, tucked away in a peaceful position and offering a deceptive amount of space throughout. Presenting itself as the ideal first time purchase, this well-presented home is situated conveniently within easy reach of Colchester's Hythe Station (offering links to London Liverpool Street Station), Colchester's vibrant and historic city centre, an array of useful amenities and shops, as well as the University of Essex.



Property Details.

Ground Floor

Hallway

Kitchen



8' 8" x 8' 1" (2.64m x 2.46m)

Living Room/Dining Room



15' 8" x 12' 11" (4.78m x 3.94m)

Conservatory

9' 11" x 9' 3" (3.02m x 2.82m)

First Floor

Bedroom One



12' 6" x 11' 11" (3.81m x 3.63m)

Bedroom Two



11' 10" x 6' 3" (3.61m x 1.91m)

Property Details.

Bathroom



9' 0" x 6' 4" (2.74m x 1.93m)

Garage

16' 5" x 8' 9" (5.00m x 2.67m)

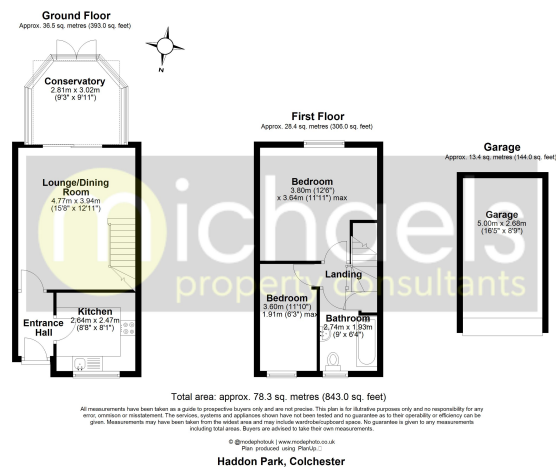
Agents Notes & Information

The property previously had planning in place for a two storey side extension, which would then benefit from two further bedrooms and a reception room. Planning permission has been granted to extend the property to a 4-bedroom home with a larger living room. All plans and details are available. The extension will include a side window providing views over the river

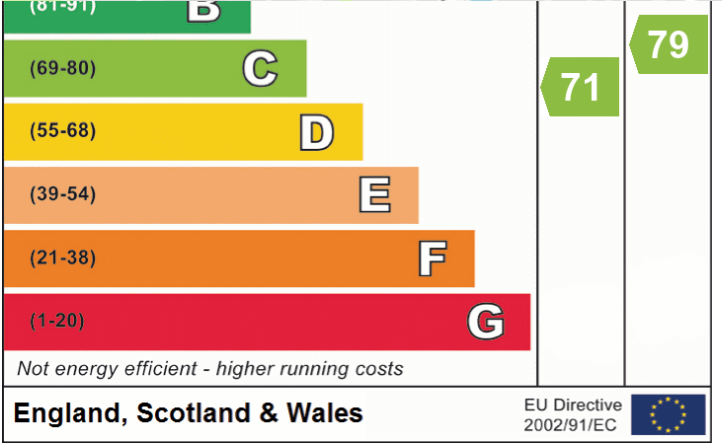
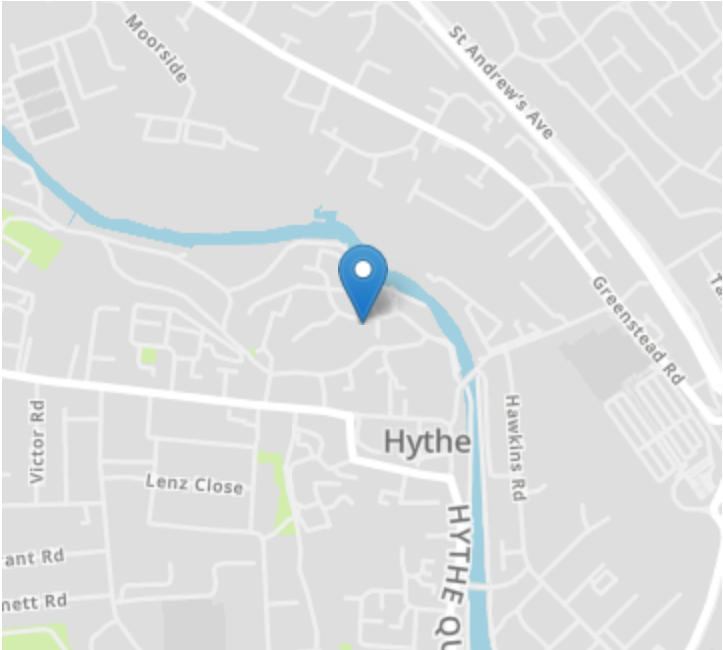
Planning Number - 170018.

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.

