



- Victorian Bay Fronted
- Filled With Character And Charm
- Offering Ample Spacious Accommodation Throughout
- Three Reception Rooms
- Three Double Bedrooms
- Family Bathroom And Shower Room
- Cellar Offering Potential
- Beautiful Garden
- Rarity Of A Driveway Providing Off Road Parking

**31 Meyrick Crescent, Colchester, Essex.
CO2 7QY.**

A stunning example of a deceptively spacious, three bedroom Victorian 'Bay Fronted' property - presented to a high standard throughout and offering ample accommodation across the two floors with the added bonus of cellar. Positioned within close proximity to the town centre and its train station with links to London Liverpool street this home would be ideal for the working professional or family.



Property Details.

Ground Floor

Entrance Hall

With Victorian geometric patterned tiled flooring, radiator, stairs rising to first floor and stairs to the cellar, doors to;

Living Room



14' 9" x 13' 1" (4.50m x 3.99m) With Bay window to front, radiator, TV point, restored feature fireplace.

Dining Room

12' 4" x 11' 4" (3.76m x 3.45m) With window to rear, radiator.

Sitting Room

9' 7" x 8' 10" (2.92m x 2.69m) With double doors to sun room, restored feature fireplace, open to kitchen.

Sun Room



11' 8" x 10' 9" (3.56m x 3.28m) With French doors to rear, double doors to side passage.

Kitchen



15' 2" x 9' 4" (4.62m x 2.84m) With French doors to rear, a range of fitted matching eye level and base units with drawers and worktops over, tiled splashbacks, inset butler sink, electric oven, gas hob with extractor hood over, space for fridge/freezer.

First Floor

Landing

With loft access and doors to;

Bedroom One



15' 1" x 12' 5" (4.60m x 3.78m) With window to rear, radiator, built in wardrobe, fireplace.

Property Details.

Bedroom Two



14' 3" x 11' 11" (4.34m x 3.63m) With two windows to front, radiator.

Bedroom Three

9' 6" x 8' 11" (2.90m x 2.72m) With window to side, radiator, fireplace.

Family Bathroom



With obscure window to front, heated towel rail, tiled floors and walls, close coupled WC, wash hand basin, bath with shower attachment and shower screen.

Shower Room

With tiled walls, heated towel rail, close coupled WC, shower cubicle, wash hand basin.

Outside

Rear Garden & Front Of The Property



The rear garden is a generous size and is enclosed with panel fencing forming the boundaries. The garden consists of a sizeable patio area suitable for outdoor furniture and further lawn area with various shrubs and plants. To the front the property also has the rarity of a driveway providing off road parking for one car.

Basement Level

Cellar Hallway

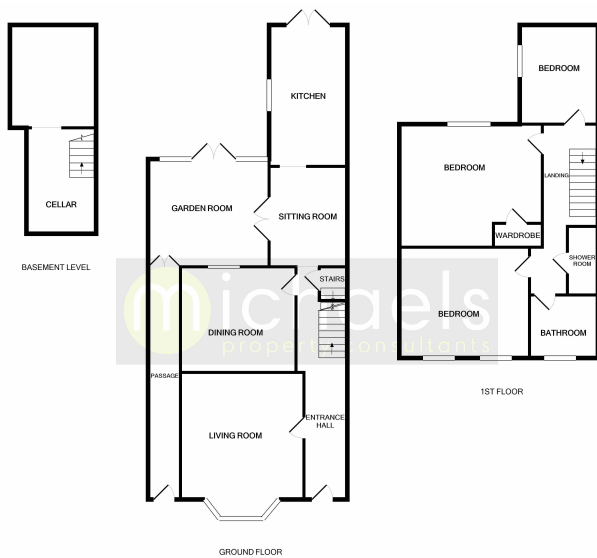
12' 7" x 5' 11" (3.84m x 1.80m) Accessed via staircase from main hallway, open to;

Cellar

10' 1" x 8' 11" (3.07m x 2.72m) Ideal for storage and offering potential.

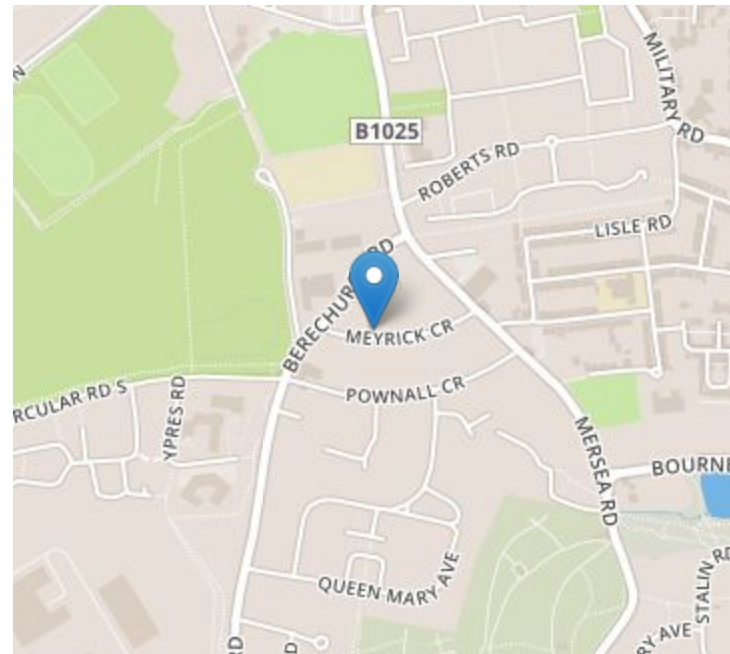
Property Details.

Floorplans

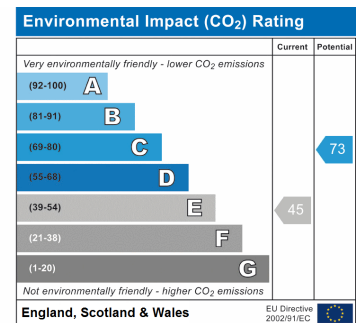
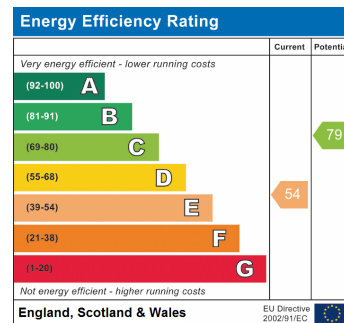


While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not tested and no guarantee is made as to the operability or efficiency of the plan.
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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.