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- Versatile Three Bedroom Town House
- Central Colchester Position - Close To Abbey Fields & Colchester's City Centre
- Ground Floor Bedroom Three
- Ground Floor Shower Room & W.C
- Utility Room
- First Floor Kitchen-Diner
- First Floor Living Room
- Two Further Second Floor Double Bedrooms
- En-Suite & Shower Room
- Private & Enclosed Rear Garden, Garage & Parking

## 13 Brigade Grove, Colchester, Essex. CO2 7FY.

**\*\*Guide Price £350,000 - £375,000\*\*** A short walk from Colchester's city centre resides this well-proportioned and versatile three bedroom town house, offering generous living space across three spacious floors of accommodation. It's unique layout offers itself to an array of different buyers, catering for different needs, as it offers a ground floor bedroom and shower room also. Further highlights include; two further large bedrooms, generously proportioned living room, first floor kitchen-diner, en-suite & family bathroom. It's owners also boast an impressive private and enclosed rear garden, completed to a low maintenance design with artificial grass.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

17' 9" x 6' 9" (5.41m x 2.06m) Entrance door to front aspect, tiled floor, stairs to first floor, radiator, storage, access to garage, door and access to:

### Downstairs Shower Room & W.C



3' 6" x 9' 7" (1.07m x 2.92m) W.C, chrome wall mounted towel rail, wall mounted wash basin, shower cubicle, tiled floor, 1/2 tiled walls, extractor fan

### Utility Room

13' 3" x 6' 6" (4.04m x 1.98m) Tiled floor, base and eye level units with work surfaces over, inset stainless steel sink, drainer and tap over, wall mounted gas boiler, space for washing machine, door to rear garden and door to:

### Bedroom Three



10' 1" x 9' 8" (3.07m x 2.95m) Window to rear aspect, radiator

## First Floor

### First Floor Landing

Stairs to ground & second floor, window to front aspect, radiator, doors and access to:

### Reception Room



11' 9" x 16' 8" (3.58m x 5.08m) Windows to rear aspect, radiator, communication points

### W.C

3' 7" x 7' 2" (1.09m x 2.18m) 1/2 tiled walls, wash hand basin, chrome wall mounted towel rail, W.C., tiled floor

### Kitchen-Diner



13' 8" x 9' 8" (4.17m x 2.95m) A range of fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, inset oven, grill, hob and extractor over, space for further appliances, wood effect flooring, radiator, window to front aspect

## Second Floor

### Second Floor Landing

Stairs to first floor, loft access, radiator, doors and access to:

# Property Details.

## Master Bedroom



11' 1" x 10' 3" (3.38m x 3.12m) Window to rear aspect, radiator, door to:

## En-Suite

3' 8" x 8' 10" (1.12m x 2.69m) Wash hand basin, W.C, shower cubicle, radiator

## Bedroom Two



9' 9" x 13' 4" (2.97m x 4.06m) Window to front aspect, inset storage, radiator

## Family Bathroom



Window to rear aspect, wash hand basin, radiator, panel bath, W.C

## Outside, Garden ,Garage & Parking



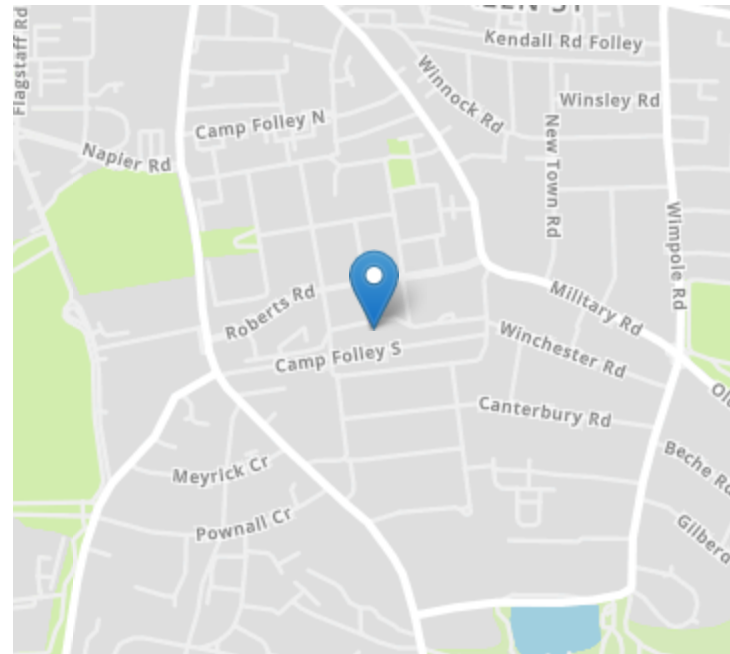
As mentioned previously, this family home boasts a large garden. The garden comprises of a patio, the ideal place for al-fresco dining and outdoor seating furniture. The central section of the garden is predominately laid with artificial lawn, ensuring low maintenance. A pathway leads to the rear of the garden, were secure gated rear access can be found and also the benefit of a garden shed, offering additional storage. Completing the property is the luxury of a garage, which also has integral access from the entrance hall. Off road parking is available on a private driveway for two vehicles.

# 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.