



- Boasting A Mature & Private Garden With Allotment Space
- North-Central Colchester Position
- Large & Impressive Living Room
- Tastefully Decorated & Finished Throughout
- Open Plan Kitchen/Dining Area
- Ground Floor Bathroom Suite
- Three Well Portioned Bedrooms
- Within Close Proximity To Colchester North Station, Hospital And Supermarkets

**207 Harwich Road, Colchester, Essex.
CO4 3DF.**

Residing in a North-Central Colchester position, lies this newly renovated three bedroom semi detached house within easy reach of an array of primary and secondary schooling, as well as within moments of useful shops, amenities and bus network links to Colchester's vibrant and exciting city centre. Internally the accommodation has been tastefully decorated throughout, with a neutral blend of grey tone and white colours, creating a seamless design throughout the whole house, which also offers a wealth of natural light to both the ground and first floor. Features include a spacious living room, open plan dining area and newly fitted kitchen with a ground floor bathroom suite. To the first floor offers a three generous and well portioned bedrooms with a first floor family bathroom.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, radiator, wood effect flooring, stairs leading to first floor, door to:

Living Room



11' 1" x 10' 11" (3.38m x 3.33m) UPVC window to front aspect, radiator.

Dining Area



13' 2" x 11' 9" (4.01m x 3.58m) UPVC window to rear aspect, radiator, access into:

Kitchen



11' 2" x 7' 4" (3.40m x 2.24m) Full range of base and eye level units, cupboards and work surfaces, wall tiling, four ring gas hob with extractor fan over, space for appliances, UPVC door to garden.

Family Bathroom



Panelled bath with shower over, low level W.C, obscured window to rear aspect, radiator, tiled walls.

First Floor

Landing

Access to loft hatch, door leading to:

Property Details.

Bedroom One



15' 4" x 11' 8" (4.67m x 3.56m) UPVC window to front aspect, radiator.

Bedroom Two



10' 6" x 7' 8" (3.20m x 2.34m) UPVC window to rear aspect, views over the allotments and Salary brook in the distance, space for wardrobes.

Bedroom Three



7' 8" x 7' 7" (2.34m x 2.31m) UPVC window to rear aspect, radiator.

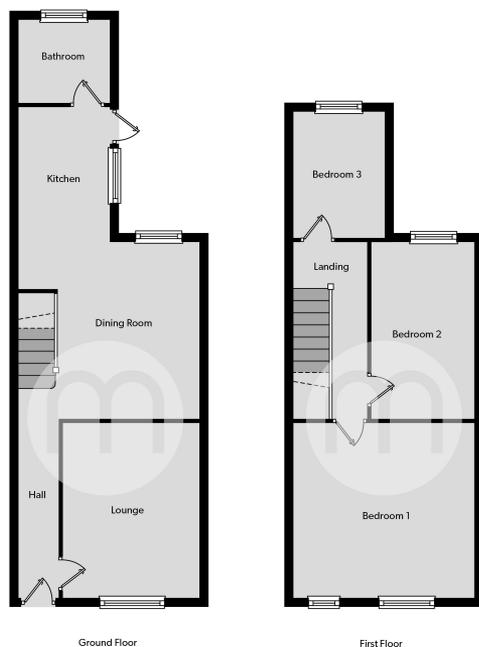
Outside



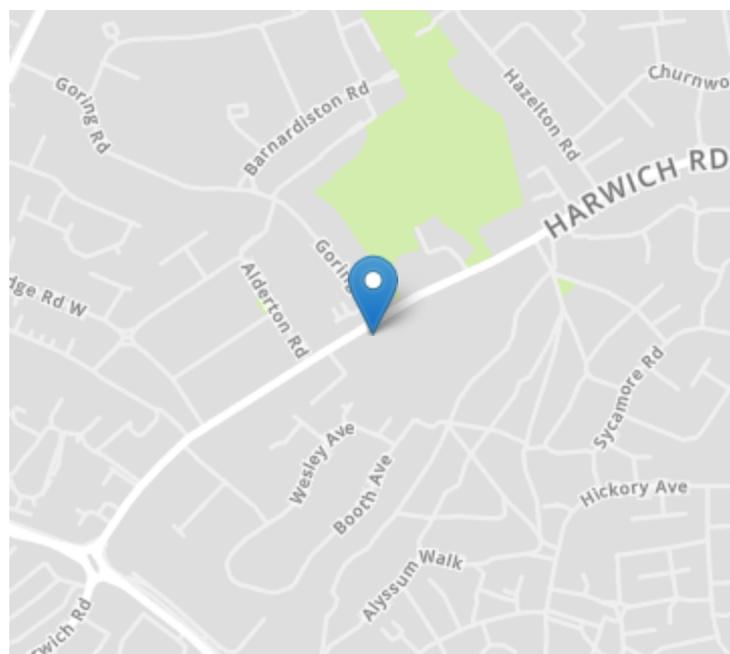
To the rear of the property offers newly laid patio/terrace, gated side access to the front of the property with the remainder of the garden prepared for lawn to be laid. The gate to the rear leads to a concrete pad area and standing area which is accessed via the allotment service road and is used and has been used for off road parking. We advise this is checked with your solicitor for clarification.

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.