



45 Holt Drive, Colchester, Colchester, Essex. CO2 0BH.

** Guide Price £280,000 to £290,000 ** Pleasantly positioned in a desirable cul-de-sac position and located favourably to the South of Colchester is this well maintained and generously sized three bedroom middle terraced home. Occupying a favourable cul-de-sac position to the South of Colchester, served by an excellent bus network with links to Colchester's vibrant City Centre and a five minute journey to the popular coast of West Mersea, this impressive home is not to be missed. The Cherry Tree Academy is also within striking distance and would be perfect for a young family as well as nearby shops on Mersea Road, including a bakery, a chemist, hairdressers, take away and barber shop, which is only a short stroll from the property. Internally the property offers a wealth of living and bedroom space, evenly distributed across two floors

- Popular South Colchester Position
- Presented To Market In Good Order
- Close To Local Shops, Schools & Amenities
- Generous Low Maintenance Rear Garden
- Fully Open Plan Kitchen/Dining Area
- Three Generous Bedrooms
- Ideal First Time Purchase & Suitable For Any Working Professional
- Early Enquiries Encouraged To Prevent Disappointment



Property Details.

Ground Floor

Hallway

Main door into hallway, wood effect laminate flooring, understairs storage, radiator, door to:

Living Room



12' 0" x 11' 3" (3.66m x 3.43m) UPVC window to front aspect, radiator, feature fire place with feature log burner.

Kitchen/Dining Area



17' 7" x 14' 3" (5.36m x 4.34m) Range of base and eye level units, cupboards and work surfaces, free standing appliances including fridge/freezer and washing machine, wood effect laminate flooring, UPVC window to rear aspect, radiators, UPVC door to rear aspect.

First Floor

Landing

Access to loft hatch, door leading to:

Property Details.

Bedroom One



12' 8" x 11' 5" (3.86m x 3.48m) UPVC window to front aspect, built in wardrobes.

Bedroom Two



13' 6" x 11' 6" (4.11m x 3.51m) UPVC window to rear aspect, radiator.

Bedroom Three



8' 5" x 8' 3" (2.57m x 2.51m) UPVC window to front aspect, radiator.

Bathroom



7' 9" x 6' 4" (2.36m x 1.93m) Low level W.C, vanity wash basin, bath tub with shower over, obscured window to rear aspect, tiled walls and flooring.

Outside



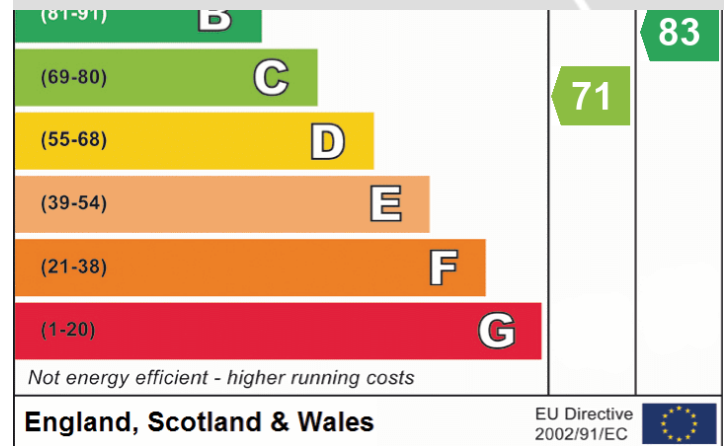
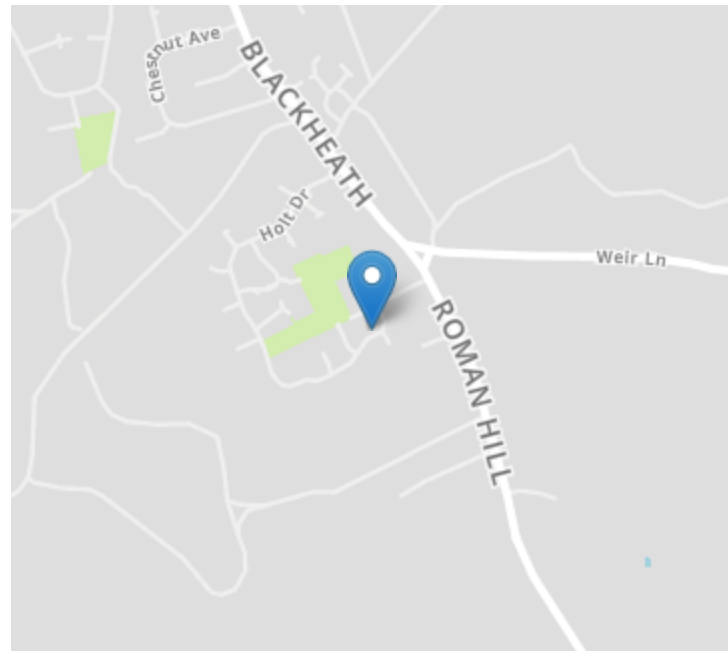
Outside the property offers a low maintenance garden with a large decking area, patio and shed to the rear which is to remain. To the front offers on street parking only with visitors bays.

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.