



- Guide Price £280,000 - £290,000
- A Unique And Individual Detached Residence
- Three Double Bedrooms
- Main Reception Room With Bay Window And Feature Fireplace
- Kitchen/Diner
- Generous Rear Garden
- Garage And Off Road Parking For Several Cars
- Close To Mainline Train Station With Links To London

## 22 Spurgeon Street, Colchester, Essex. CO1 2NS.

GUIDE PRICE £280,000 - £290,000 Positioned in the sought after area of Hythe in Colchester is this unique and individual detached three bedroom home. Within easy reach to Hythe Train Station with links to London Liverpool Street, good local schooling and a vast array of local amenities to include a local tesco supermarket. Internally you are welcomed by a generous entrance hall giving access to all the receptions rooms and an internal door to the garage. The kitchen and dining room are located to the rear of the property and give access to the good sized, attractive rear garden. The main reception room is located to the front and benefits from a beautiful bay window and feature fireplace.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door, stairs to first floor, door to garage.

### Cloakroom

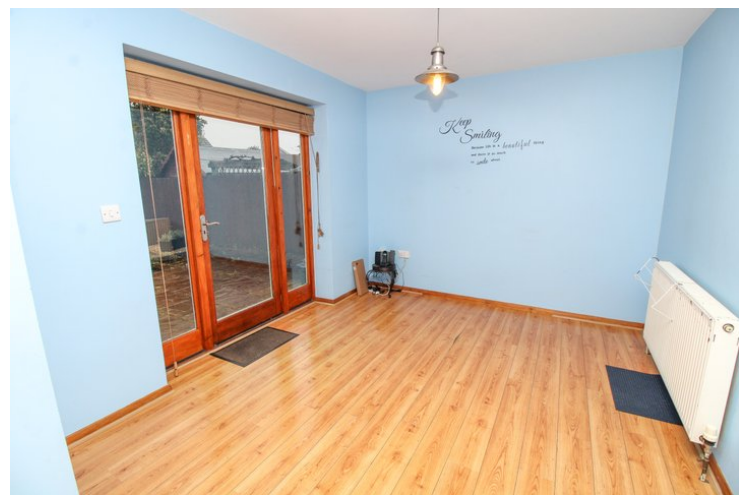
UPVC window to side, low level WC, pedestal wash hand basin, tiled splash back.

### Living room



15' 7" x 11' 8" (4.75m x 3.56m) UPVC windows to front and side, feature electric fire place with wooden surround, radiator.

## Kitchen/Diner



17' 2" x 8' 3" (5.23m x 2.51m) UPVC window and doors to rear, range of base and eye level units with work surface over, stainless steel sink unit with tap and drainer, tiled splash backs, electric oven, inset four ring electric hob with extractor over, space for washing machine, dishwasher and fridge/freezer.

## First Floor

### Landing

Stairs to first floor, doors to:

# Property Details.

## Bedroom One



12' 8" x 11' 2" (3.86m x 3.40m) UPVC window to rear, radiator.

## Bedroom Two



13' 4" x 8' 8" (4.06m x 2.64m) UPVC window to front two built in storage cupboards, radiator.

## Bedroom Three



12' 8" x 10' 2" (3.86m x 3.10m) Two UPVC windows to front, radiator.

## Bathroom



UPVC window to side, low level WC, pedestal wash hand basin, panel bath with shower over, part tiled walls chrome heated towel rail.

## Outside

### Front Driveway

The front of the property has a block paved driveway with brick wall and railings, leading to a single garage with up and over door.

### Rear Garden

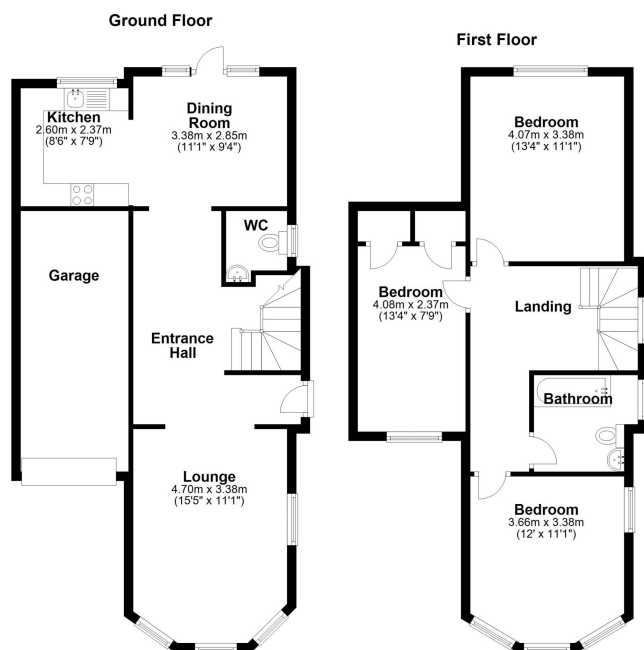


The rear garden is mainly laid to lawn with a patio area and shrubs all enclosed by close boarded fencing.

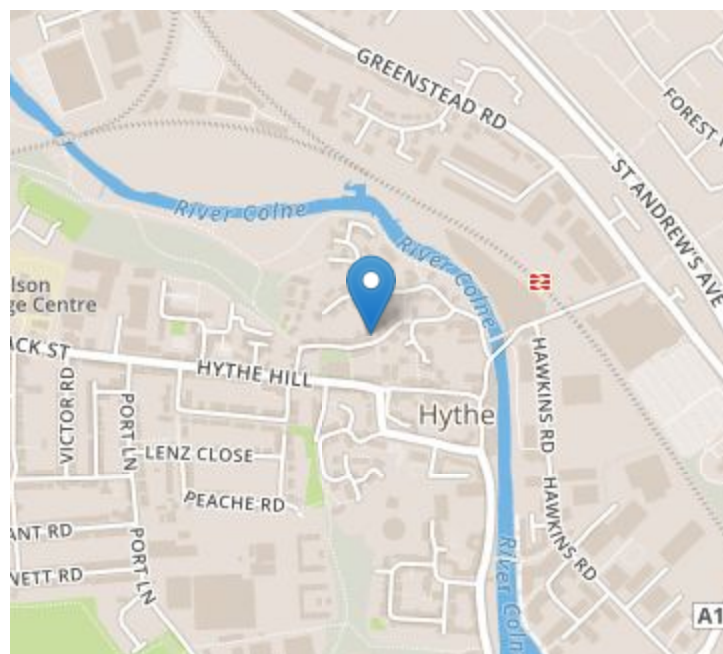


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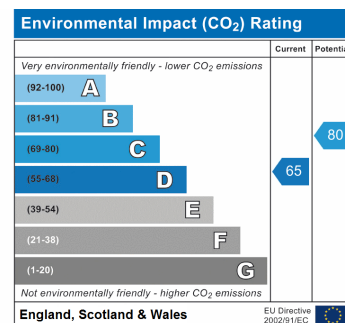
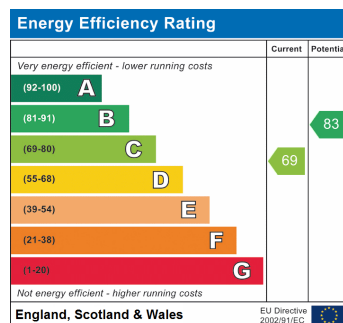
## Floorplans



## 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.