



- Three Bedroom Bay Fronted Terrace Property
- Two Reception Rooms
- Fitted Kitchen With Intergrated Appliances and Ceramic Butler Sink
- Two Large Double Bedrooms & Sizable Third Bedroom
- Loft Room
- First Floor Family Bathroom
- Close Proximity to Exceptional Schooling
- Private Rear Garden

**11 Creffield Road, Colchester, Essex.
CO3 3JB.**

Located on one of the most favorable roads within Colchester's most popular districts, Lexden, is this charming three bedroom bay fronted terrace property. Positioned pleasantly within moments of some to the Town & Countries finest comprehensive and private schooling (including Colchester Royal Grammar School) this home provides an abundance of period charm throughout. Highlights include two sizeable reception rooms with the living room featuring a bay front window. The ground floor also allows for a fitted kitchen, featuring an inset ceramic butler sink and wood working surfaces. The first floor accommodation comprises of two large double bedrooms and a well proportioned third bedroom. .



Property Details.

Ground Floor

Entrance Hall

Exposed wooden floor boards, stairs rising to first floor, under stairs cupboard, radiator, doors leading to;

Living Room

11' 22" x 11' 17" (3.91 m x 3.78m) Single glazed bay window to front aspect, open fire place with Marble surround, parquet flooring, two radiators.

Dining Room



11' 2" x 9' 3" (3.40m x 2.82m) Single glazed window to rear aspect, open fire place, radiator.

Kitchen/Diner

18' 6" x 8' 8" (5.64m x 2.64m) Single glazed windows to rear and side aspects, door leading to the garden, solid wood works tops, base units, inset butler sink, plumbing for a washing machine, space for gas cooker, stainless steel cooker hood, space for fridge freezer, wall mounted combi boiler,

First Floor

Landing

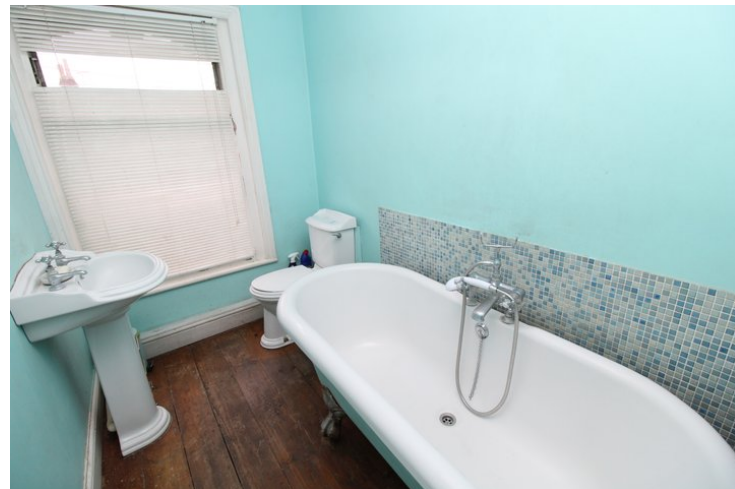
Ladder leading to the loft room, doors leading to;

Bedroom One



11' 2" x 9' 5" (3.40m x 2.87m) Single glazed window to front aspect, exposed floor boards, radiator.

Family Bathroom



Single glazed window to front aspect, low level WC, wash hand basin, heated towel rail, wash hand basin, claw foot roll top free standing bath, spot lights.

Property Details.

Bedroom Two



11' 4" x 9' 3" (3.45m x 2.82m) Single glazed window to rear aspect, radiator, exposed floor boards.

Bedroom Three



9' 7" x 8' 8" (2.92m x 2.64m) Single glazed window to rear aspect, loft access, exposed floor boards. radiator.

Loft Room

Loft Room

9' 8" x 14' 7" (2.95m x 4.45m) Velux window to rear, full boarded and usable space, exposed brick walls.

Garden & Parking



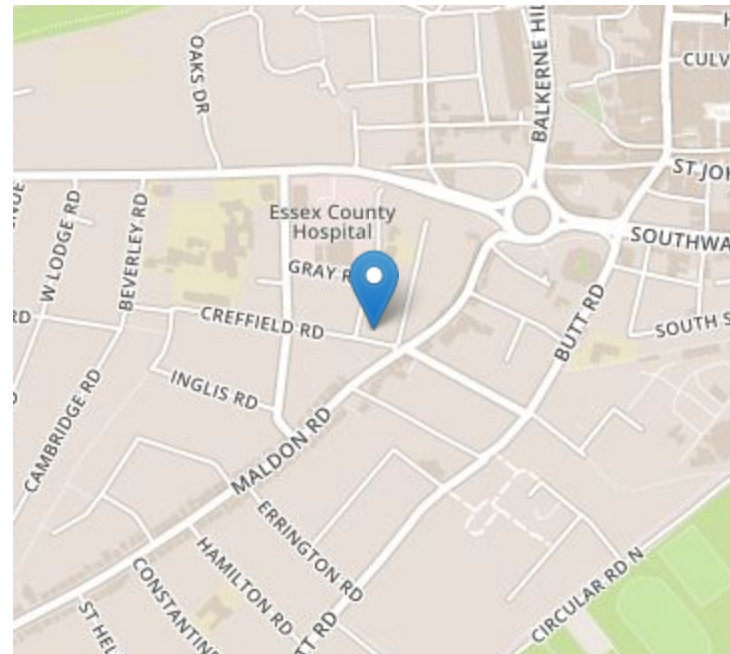
To the rear there is a low maintenance courtyard garden with a shingle area, secure gate to rear access and is fully enclosed by panel fencing.

The property benefits from on road residents only parking with a permit available from the local council for circa £70 per annum. We do however advise any interested parties to confirm this charge with the local council directly.

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.