



- Modern Town House
- Exceptionally Well Presented Throughout
- Riverside Nurseries Development
- Upgraded Kitchen With High Quality Appliances And Granite Worksurfaces
- Open Plan Living
- Shower Room, En-Suite Bathroom & Ground Cloakroom
- South Facing Rear Garden
- Garage And Parking

### 4 Harold Collins Place, Colchester, Essex . CO1 2GQ.

A truly stunning three bedroom town house presented to the market in excellent condition and offering an array of spacious accommodation whilst boasting modern day living. Residing in the ever sought after Riverside Nurseries development in Colchester, within striking distance of the Town, Station and Castle Park, this property would make an ideal purchase for any perspective professional couple or young family.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and door to;

### Open Plan Living/Kitchen/Dining Area

#### Living Area



16' 8" x 10' 7" (5.08m x 3.23m) With UPVC window to front, TV point, door to WC.

#### Kitchen Area



13' 9" x 11' 9" (4.19m x 3.58m) With UPVC French doors and windows to rear, orangery style roof, a range of contemporary matching eye level and base units with granite worksurfaces over, inset sink and drainer groove, NEFF tuck and slide oven, NEFF induction hob and extractor, integrated dishwasher and washing machine, wine cooler, radiator.

#### WC

With wash hand basin and close coupled WC.

## First Floor

### First Floor Landing

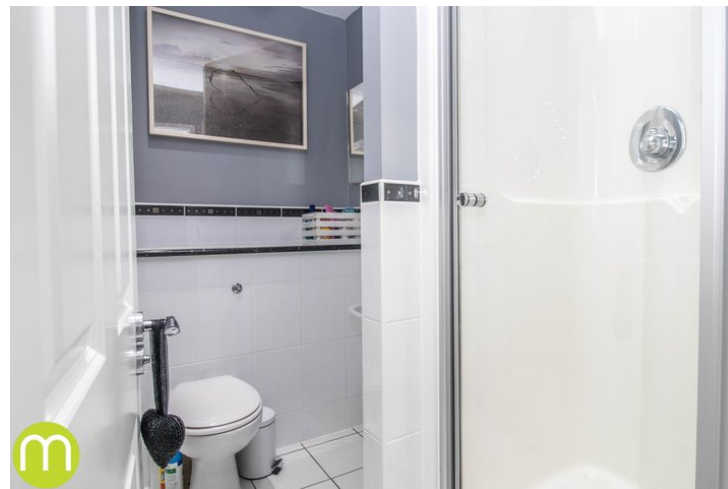
With UPVC window to front, stairs rising to first floor, doors to;

### Bedroom Two



13' 11" x 9' 3" (4.24m x 2.82m) With two UPVC windows to rear, radiator.

### Shower Room



With tiled flooring, part tiled walls, close coupled WC, wash hand basin, walk in shower pod with integrated shower.

# Property Details.

## Bedroom Three



8' 5" x 7' 0" (2.57m x 2.13m) With UPVC window to front, radiator.

## Second Floor

### Second Floor Landing

With airing cupboard, doors to;

### Bedroom One



13' 9" x 10' 4" (4.19m x 3.15m) With UPVC box bay window to front, radiator, built in sliding wardrobes, further built in cupboard, door to;

## En-Suite Bathroom



With Velux window, part tiled, panelled bath with shower screen and shower attachment, enclosed cistern WC, wash hand basin.

## Outside

### Rear Garden



To the rear there is an attractive south facing garden which offers patio area, further lawn and garden shed. The garden is enclosed by fencing with gated rear access.

### Parking & Garage

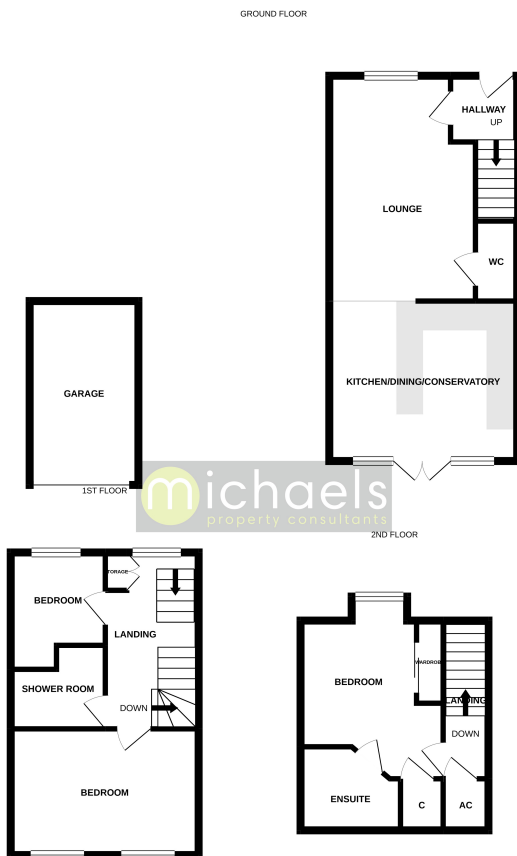
the property also features a garage which is located en-block, an allocated parking space and further parking available to the front of the property.

### Section 21

Please be advised the owner of this property is an employee of Michaels Property Consultants.

# Property Details.

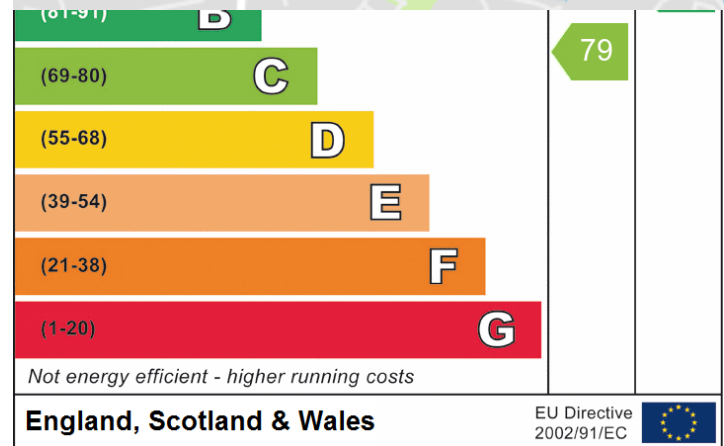
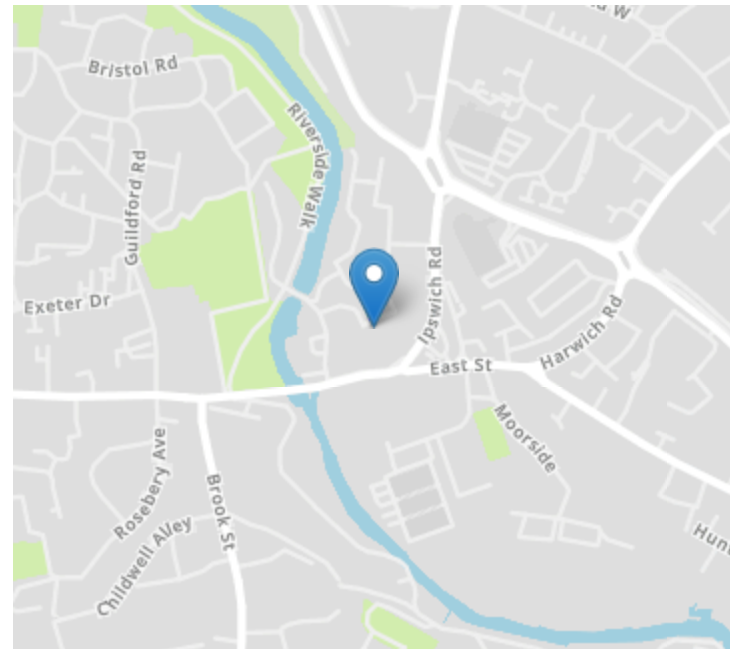
## Floorplans



michaels  
property consultants

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

## 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.

michaels  
property consultants