



- Highly Desirable Location
- Walking Distance Of Town Centre & Railway Station
- Spacious Victorian Terrace House
- Two Generous Reception Rooms
- Modern Fitted Kitchen & Utility Room
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Private Rear Garden

33 Crowhurst Road, St Mary's, Colchester, Essex. CO3 3JW.

Situated in the ever popular district of St Mary's, this stunning, surprisingly spacious two bedroom mid terrace property makes for the ideal first time purchase or investment. The ground floor accommodation consists of a generous living room with open fire place, separate dining room, fitted modern kitchen, an extended utility room and access to a private, un-overlooked rear garden. The first floor comprises of two large double bedrooms and a four piece family bathroom, accessed independently from the landing.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, wood effect floor, radiator, doors leading to;

Living Room



12' 0" x 10' 8" (3.66m x 3.25m) Sash Window to front aspect, feature fire place, radiator.

Dining Room



11' 8" x 11' 5" (3.56m x 3.48m) Sash window to rear aspect, fitted storage, open fire place, under stairs storage cupboard, door leading to;

Kitchen



10' 5" x 6' 8" (3.17m x 2.03m) Two windows to side aspect and door leading to the garden, a range of base and eye level units, Bosch integrated dishwasher and electric oven, inset induction hob, stainless steel one and a half bowl sink unit with tap and drainer, tiled splash backs, spot lights.

Utility Room



UPVC frosted window to rear aspect, roll edge work top, tiled splash backs, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, radiator.

Landing

Loft hatch, over stairs cupboard, doors leading to;

Bedroom One

Property Details.

Bedroom Two



10' 7" x 9' 0" (3.23m x 2.74m) Sash window to rear aspect, built in wardrobe, radiator.

Family Bathroom



UPVC window to rear aspect, low level WC, pedestal wash hand basin, panel bath with mixer taps and rinser, fully tiled shower cubicle, retro towel rail, partly tiled walls.

Rear Garden



The private rear garden commences of paved patio area, generous lawn area, tree, shrub and flower surround, garden tap, gate to rear access, fully enclosed by panel fencing.

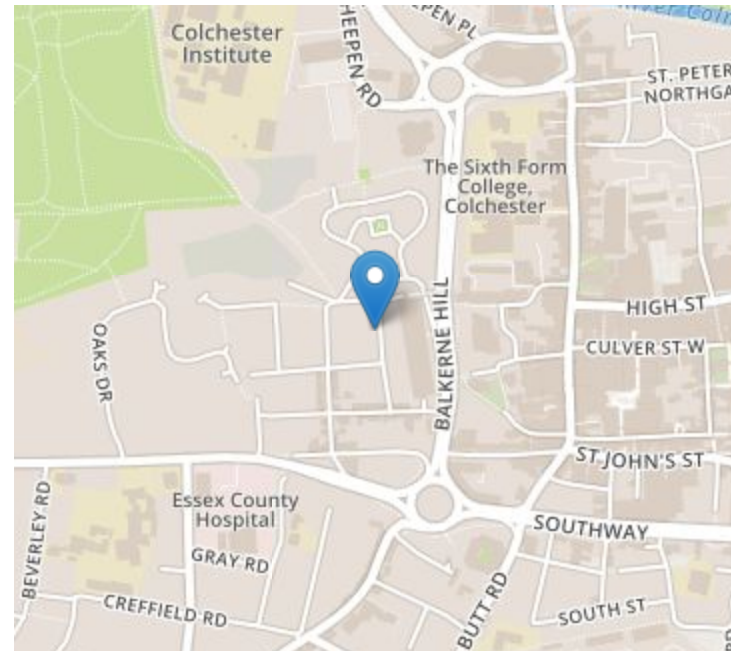
Property Details.

Floorplans

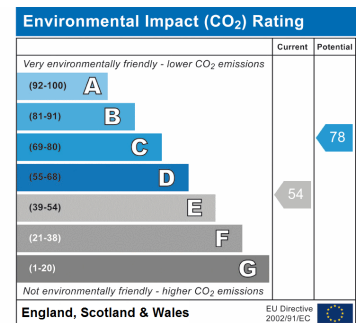
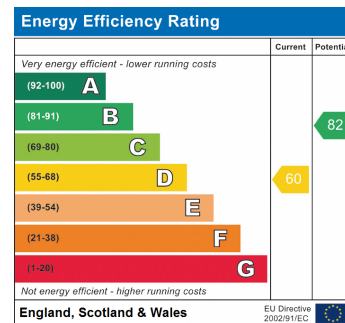


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Location



Energy Ratings



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