



- An Extended Semi-Detached House
- Three Bedrooms
- 17ft Lounge Which Is Open Plan To The Dining Room
- Fitted Kitchen
- Conservatory
- Ground Floor Bathroom And First Floor WC
- Low Maintenance Garden
- Block Paved Driveway With Parking For 2/3 Cars

43 Parr Drive, Colchester, Essex. CO3 9EN.

Positioned just off Straight Road on this quiet cul-de-sac is this well presented three bedroom semi-detached home, located to the west of Colchester with its excellent access to the town centre and outstanding school catchment. An extended family home offering generous accommodation throughout with lots of potential for future development. The ground floor consists of an entrance hall with a storage cupboard which leads to a tiled family bathroom room, a generous living room which is open plan to the dining room. The kitchen space offers a wide variety of fitted units and appliances and a conservatory complete the ground floor.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With tiled flooring, stairs rising to the first floor, storage cupboard and doors to;

Living Room



17' 8" x 10' 5" (5.38m x 3.17m) With UPVC double glazed window to front, radiator, feature fireplace, open to dining room.

Dining Room



10' 0" x 6' 9" (3.05m x 2.06m) With two UPVC windows to rear, door to conservatory, radiators.

Conservatory



UPVC construction with French doors to garden, tiled floor and radiator.

Bathroom



UPVC double glazed obscure window to side, low level WC, pedestal wash hand basin, panel bath with mixer tap, part tiled walls, chrome heated towel rail.

Property Details.

Kitchen



15' 3" x 10' 1" (4.65m x 3.07m) With UPVC double glazed window to rear, tiled floor, radiator, a range of matching eye level and base units with drawers and worktops over, induction hob with extractor hood over, electric oven, inset sink and drainer, integrated fridge/freezer, space and plumbing for washing machine.

First Floor

Landing

With doors to;

Bedroom One



14' 11" x 10' 5" (4.55m x 3.17m) With UPVC double glazed window to front, radiator, built in wardrobes, airing cupboard, door to WC.

WC

With UPVC double glazed obscure window to rear, tiled walls, wash hand basin, close coupled WC.

Bedroom Two



10' 2" x 7' 6" (3.10m x 2.29m) With UPVC double glazed window to rear, radiator.

Bedroom Three

9' 10" x 7' 3" (3.00m x 2.21m) With UPVC double glazed window to front, radiator, built in cupboard.

Outside

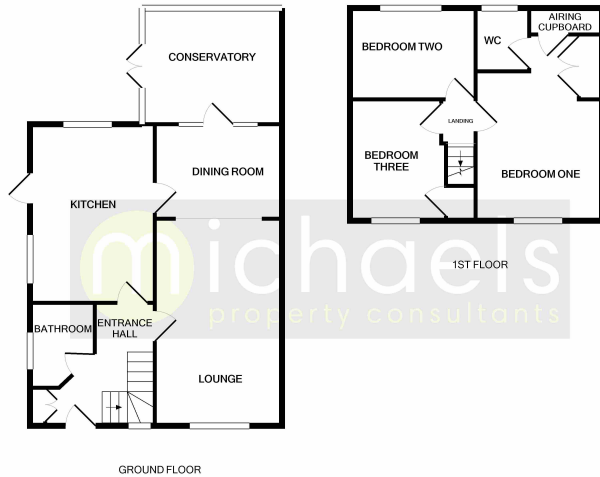
Rear Garden & Driveway



Outside, the rear garden is enclosed and been altered by the current owners with easy maintenance free in mind and now offers a large patio area. To the front there is also a block paved driveway providing off road parking.

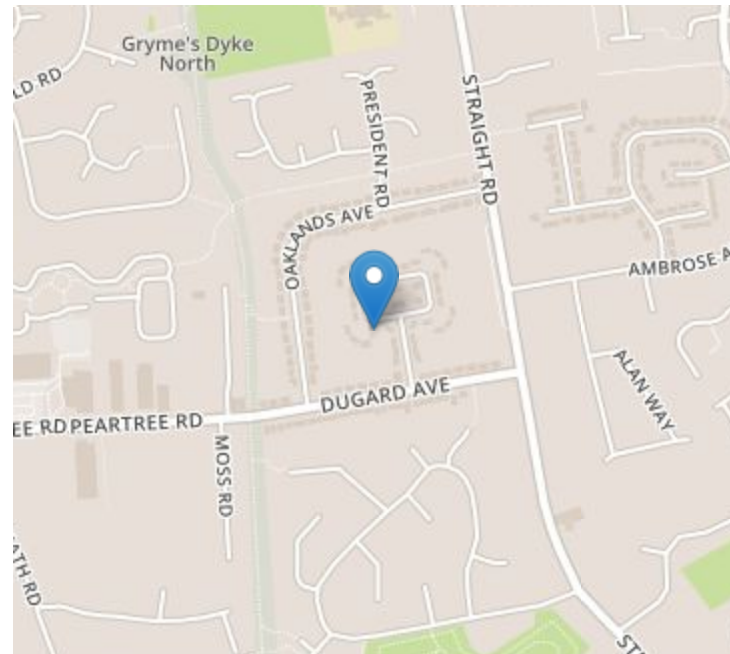
Property Details.

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 detail 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, gardens 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

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.