



**26 Errington Road, Colchester, Essex.
CO3 3EA.**

****Guide Price £400,000 - £425,000**** Michaels Property Consultants are privileged with the instructions to market this reimagined, reconfigured and fully refurbished three bedroom semi-detached period home. Located off of the Maldon Road on Errington Road, this home is favorably positioned within one of Colchester's most desirable postcode locations and a stones throw from an array of exceptional comprehensive schooling and a selection of private education options, including Colchester's Royal Grammar & County High School for girls. An exciting opportunity to acquire a home that offers the perfect balance of both period charm and contemporary finishes, whilst providing well-proportioned reception and bedroom space throughout.

- A Fully Refurbished Three Bedroom Semi-Detached Period Home
- Close To Some Of The City's Most Desirable Private & Comprehensive Education
- Easy Reach Of Colchester's City Centre & It's Wealth Of Amenities
- Situated In The Heart Of Maldon Road District
- Rare Luxury Of A Detached Garage & Off Road Parking
- Impressive Reception Room
- High Specification Kitchen-Diner
- Three Well-Proportioned Bedrooms
- En-Suite Shower Room
- First Floor Luxury Bathroom



Property Details.

Ground Floor

Reception Room



7.41m x 3.39m (24' 4" x 11' 1") Windows to front and side aspect, feature media wall with inset electric fireplace, radiator x2, stairs to first floor, wall mounted lights, glazed front door, door and access to:

Inner Hall

Doors to:

Ground Floor W.C.

W.C, wash hand basin

Kitchen/Diner/Family Room



8.16m x 3.32m (26' 9" x 10' 11") Maximum

Kitchen Area - 4.68m x 2.96m (15' 4" x 9' 9")

Dining/Family Area - 3.36m x 2.01m (11' 0" x 6' 7")

Windows to side aspect, a range of modern base and eye level shaker style units with granite worksurfaces and drawers under, inset fridge/freezer, inset oven and grill, four ring hob with splash back, column radiator, stainless steel mixer tap, integrated dishwasher & washing machine, sky lantern, patio doors to rear aspect (leading to rear garden), radiator x2

First Floor

Landing

Stairs to ground floor, loft access above, doors and access to:

Master Bedroom



4.2m x 3.39m (13' 9" x 11' 1") Windows to side and front aspect, radiator, door and access to:

Property Details.

En-Suite Shower Room



W.C., shower cubicle, vanity wash hand basin, radiator

Bedroom Three



2.05m x 3.28m (6' 9" x 10' 9") Window to rear aspect, radiator

Bedroom Two



2.44m x 3.11m (8' 0" x 10' 2") Window to side aspect, radiator, bedside strip light

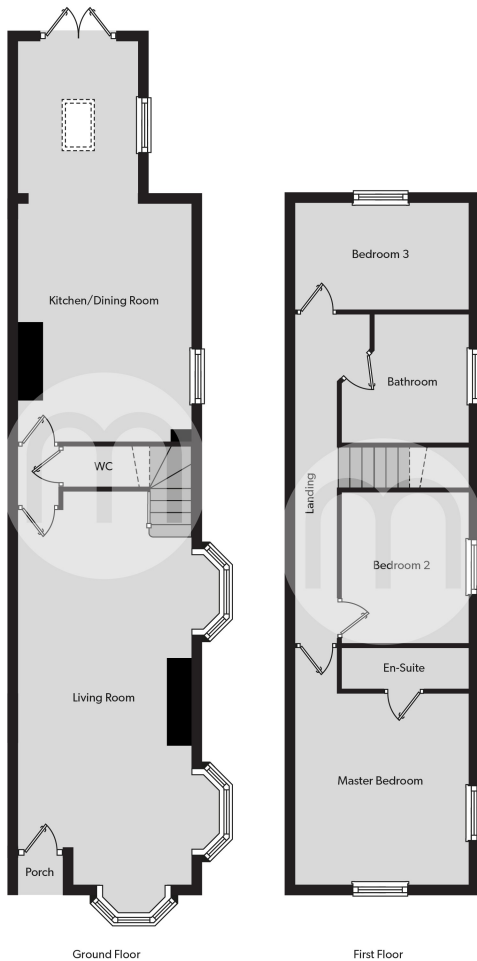
Family Bathroom



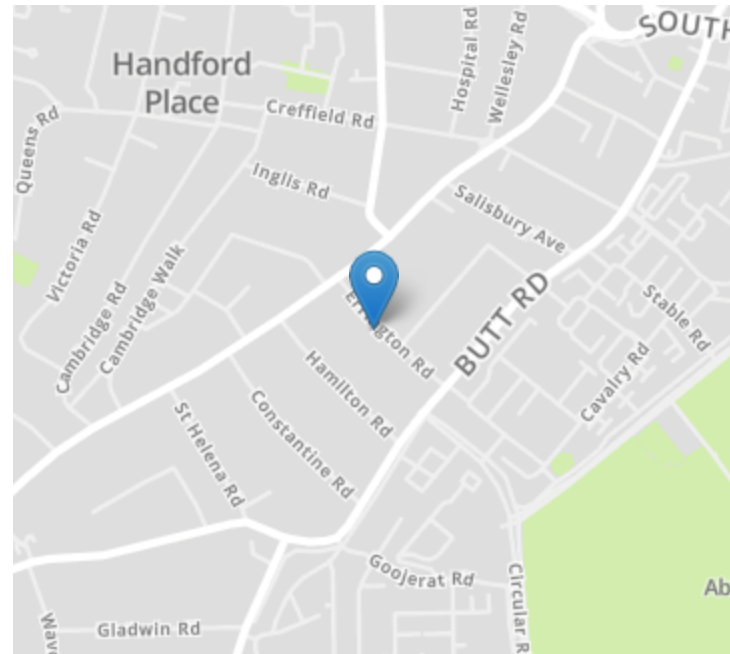
Window to side aspect, radiator, vanity basin, W.C., p-shaped bath with screen and shower attachment over

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.