



- Close To Colchester's City Centre, Hythe Station & University Of Essex
- Ideal For Families, First Time Buyers & Working Professionals
- Low Maintenance Rear Garden With Access To Rear
- A Fine Example Of A Deceptively Spacious Terrace House
- Three Well Portioned Bedrooms
- Two Spacious Reception Rooms
- A Popular Central Location
- Viewings Advised

32 Hythe Hill, Colchester, Essex. CO1 2NQ.

****Guide Price £250,000-£275,000**** Positioned favourably in the heart of Colchester's City Centre and within moments of an array of excellent amenities, is this three bedroom mid terrace family home, offering an abundance of living and bedroom space throughout. Complementing the ground floor of this deceptively spacious home is a fully open plan living area, offering a wealth of space and light throughout. Leading on from the hallway is a well portioned dining room, equipped with an understairs storage cupboard and access into the kitchen. Completing the ground floor is a spacious kitchen, complete with space for appliances and direct access into the garden. To the first floor offers three generous bedrooms with built in storage, a separate cloakroom and family bathroom suite.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, door leading to:

Living Room



12' 2" x 11' 11" (3.71m x 3.63m) UPVC window to front aspect, radiator.

Dining Area



12' 4" x 12' 0" (3.76m x 3.66m) UPVC window to rear aspect, wood effect flooring throughout, inset storage cupboard, door leading to:

Kitchen



10' 10" x 8' 4" (3.30m x 2.54m) Range of base and eye level units, cupboards and work surfaces, tiled flooring, UPVC window to side aspect, space for washing machine, fridge/freezer, free standing oven with extractor above, door leading out to garden.

First Floor

Landing

Access to loft hatch, airing cupboard, door leading to:

Bedroom One



12' 1" x 12' 0" (3.68m x 3.66m) UPVC window to rear aspect, wood effect flooring, inset storage cupboard, radiator.

Property Details.

Bedroom Two



12' 1" x 12' 0" (3.68m x 3.66m) UPVC window to front aspect, radiator, wood effect flooring.

Bedroom Three



8' 3" x 6' 0" (2.51m x 1.83m) UPVC window to front aspect, radiator.

Bathroom



8' 5" x 7' 1" (2.57m x 2.16m) Tiled bath with shower above, tiled flooring, obscured window to rear aspect, vanity wash basin, radiator.

Cloakroom

Low level W.C, tiled walls and flooring.

Outside



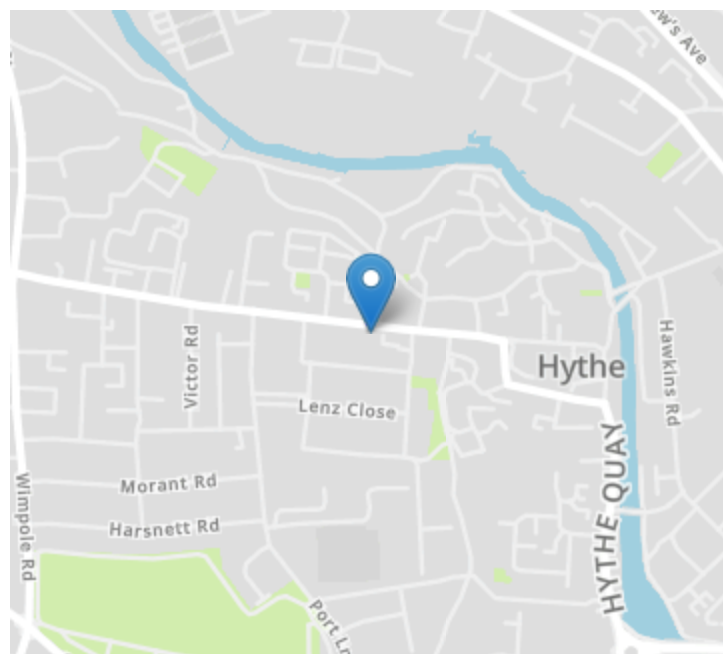
Externally the property offers a generous rear garden, offering a large wooden decked area to the front, ideal for outside dining or entertaining with the remainder of the garden laid to lawn surrounded by panel fencing. To the front of the property offers on road parking.

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.