



- Detached 1930's Family Home
- Positioned On A Favourable Plot With Attractive Rear Garden
- Three Generous Bedrooms
- Lounge With Bay Window
- Open Plan Dining Room & Sun Room
- Contemporary Open Plan Kitchen/Breakfast Room
- Sizeable Landscaped Rear Garden

215 Old Heath Road, Colchester, Essex. CO2 8AY.

Residing on a substantial plot with generous gardens is this 1930's three bedroom detached home situated to the south of Colchester, within close proximity of an array of amenities, good schooling and a bus route taking you to the town centre. The current owners have taken great pride in maintaining the property throughout and this great home offers potential for future development.



Property Details.

Ground Floor

Entrance Hall

With radiator, laminate flooring, stairs rising to first floor with storage under and doors to;

Lounge



13' 2" x 11' 8" (4.01m x 3.56m) With double glazed bay window to front, radiator, laminate flooring, TV point.

Kitchen/Breakfast Room



15' 4" x 10' 9" (4.67m x 3.28m) With two double glazed windows to rear, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, gas hob, BOSCH double oven, space for fridge/freezer, plumbing for washing machine and dishwasher, double doors to sun room.

Dining Room

9' 3" x 7' 0" (2.82m x 2.13m) With laminate flooring, radiator, open to sun room.

Sun Room



18' 6" x 9' 7" (5.64m x 2.92m) With double glazed French doors to rear, radiator, laminate flooring, double doors to kitchen.

First Floor

Landing

With window to side, loft access and doors to;

Bedroom One



15' 3" x 11' 0" (4.65m x 3.35m) With double glazed bay window to front and separate window to front, two radiator, built in wardrobes, part wood flooring.

Property Details.

Bedroom Two



10' 9" x 10' 0" (3.28m x 3.05m) With double glazed window to rear, radiator, built in wardrobe.

Bedroom Three



10' 11" x 7' 0" (3.33m x 2.13m) With double glazed window to side, radiator.

Bathroom



With obscure double glazed window to rear, heated towel rail, close coupled WC, wash hand vanity basin, panelled bath with electric shower, part tiled walls, extractor fan.

Outside

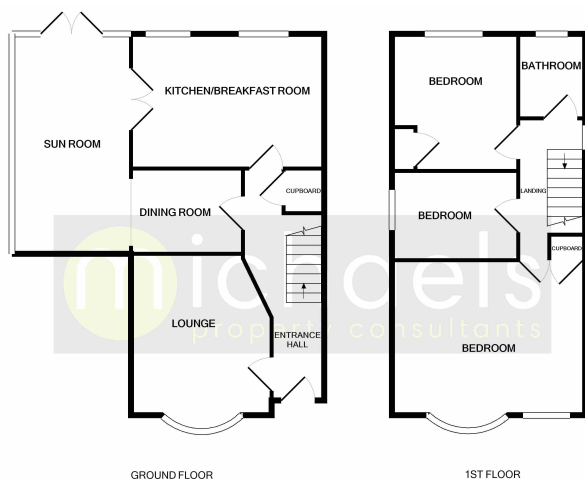
Gardens, Driveway & Garage



The rear garden measure approximately 100ft in length and has been well maintained by the current owners and has a patio area located to the rear which is ideal for outdoor dining and entertaining. Adjacent to the house is a detached garage which has power and light and an up and over door to front. To the front of property there is ample off road parking provided by the driveway and the property also has gated side access.

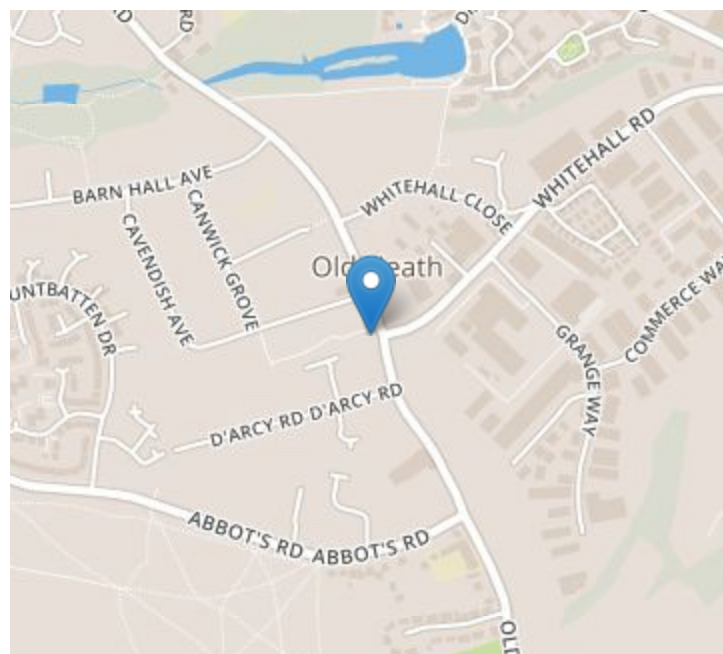
Property Details.

Floorplans

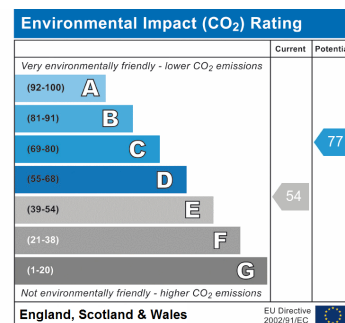
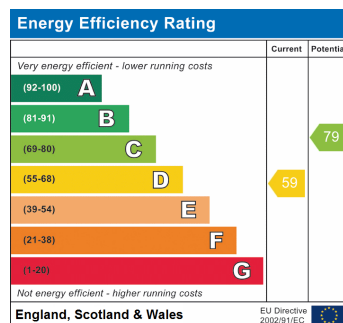


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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.