



- Close To Local Schools, Shops, Amenities & Transport Links
- Situated To The West Of Colchester
- Three Bedroom Terraced Family Home
- Tastefully Decorated & Finished Throughout
- A 90ft Rear Garden
- Three Well Portioned Bedrooms
- A Well Appointed Sun Room
- Spacious Accommodation
- Triple Glazing Throughout

58 Collingwood Road, Colchester, Essex. CO3 9AY.

** Guide Price £290,000 to £300,000 ** Residing to the ever popular Lexden area, lies this well-appointed three-bedroom terrace house located on Collingwood Road. This charming home offers a wealth of modern features throughout and has been tastefully decorated by the current seller.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, radiator, door to:

Cloakroom

Low level W.C, hand wash basin, radiator.

Living Room



15' 5" x 12' 0" (4.70m x 3.66m) UPVC window to front aspect, radiator, wood effect flooring, log burner, UPVC doors leading into sun room.

Kitchen



9' 6" x 9' 5" (2.90m x 2.87m) Range of eye level base units, cupboards and work surfaces, wood effect flooring, electric induction hob with fan assisted oven, tiled splash back, space for appliances, door leading into:

Sun Room



19' 10" x 9' 5" (6.05m x 2.87m) Velux windows, UPVC windows and door, radiator, wood effect flooring.

First Floor

Landing

Access to loft hatch, access into:

Bedroom One



15' 5" x 10' 5" (4.70m x 3.17m) UPVC window to front and rear aspect, radiator.

Property Details.

Bedroom Two



9' 5" x 8' 0" (2.87m x 2.44m) UPVC window to rear aspect, radiator.

Bedroom Three



9' 5" x 7' 10" (2.87m x 2.39m) UPVC window to rear aspect, radiator.

Bathroom



Panelled bath with shower over, low level W.C, obscured window to front aspect, shower screen, tiled walls, extractor fan.

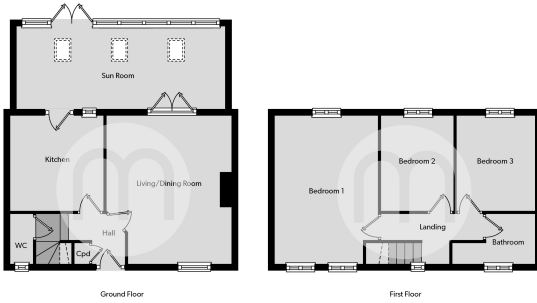
Outside



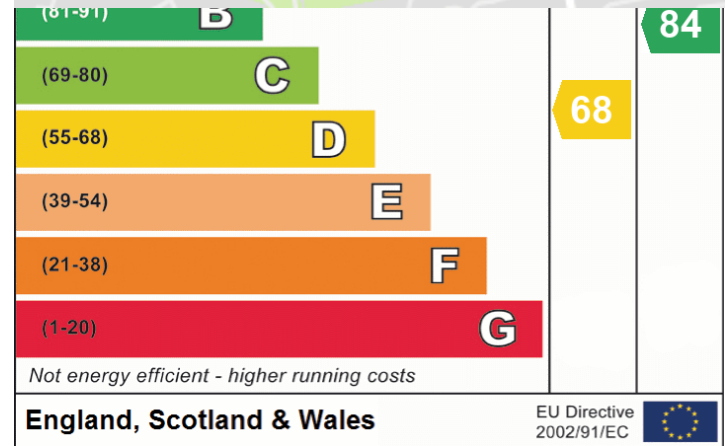
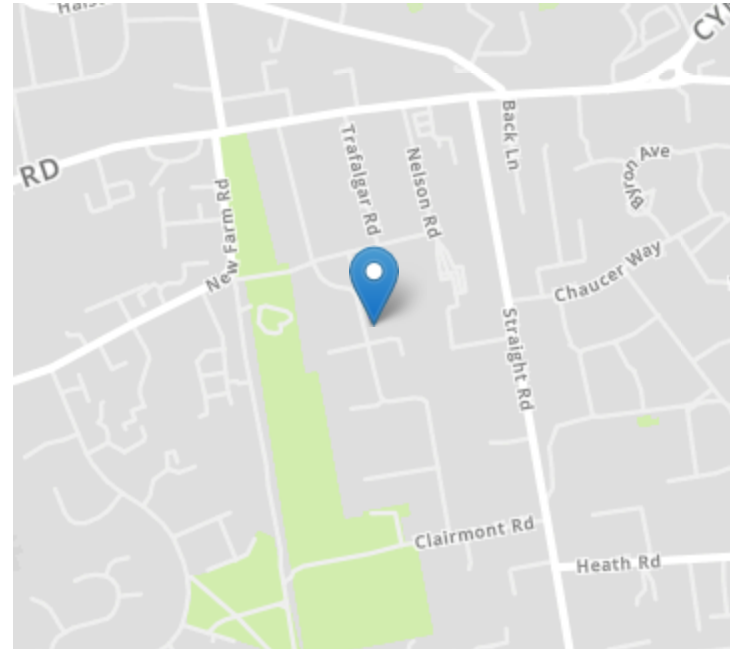
To the rear of the property offers an exceptional garden which is approximately 90ft in length and to the front offers a large driveway, providing off road parking for multiple vehicles.

Property Details.

Floorplans



Location



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.