




- North Colchester Location
- Spacious Three Bedroom End Of Terrace Home
- Close To An Array Of Education Choices & Amenities
- Living Room
- Kitchen-Diner With Modern Units
- First Floor Family Bathroom
- Impressive Rear Garden
- Garden Room With Full Power & Double Glazing
- Secure Lean To (Ideal For Storage)
- Block Paved Driveway Offering Off Road Parking

Call to view 01206 576999 

2 St Annes Road, Colchester, Essex. CO4 0BN.

****Guide Price £290,000 - £300,000**** A well-presented and deceptively spacious three bedroom end of terrace family home, situated in a prime North Colchester position and within easy reach of an array of useful amenities, shops, schooling, transport links and Colchester's city centre. Ideal for any couple or small family, this home benefits from well-proportioned reception space, generously sized bedrooms and spoilt with an impressive rear garden. Complete with off road parking and the added luxury of a garden room positioned to the rear of the property, we encourage early enquiries to prevent disappointment.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, wood effect laminate flooring, boxed in consumer unit, stairs to first floor, door to:

Living Room



14' 9" x 12' (4.50m x 3.66m) UPVC bay window to front aspect, wood effect laminate flooring, radiator, feature gas fireplace, variety of television and telephone points, under stairs storage cupboard housing gas meter, door to:

Kitchen



9' 8" x 17' 9" (2.95m x 5.41 m) Variety of modern fitted base and eye level units, complete with plinth strip lighting with working surfaces over, inset stainless steel sink tap and drainer with tiled splash backs, tiled floor, radiator, inset spotlights, integrated fridge/freezer and electric fan assisted oven and grill, inset four ring gas hob with extractor fan over, space under counter for dishwasher and washing machine, UPVC windows and French doors to rear providing access to rear garden

First Floor

Landing

UPVC window to side aspect, stairs to ground floor, loft hatch above, airing cupboard housing combination boiler and shelving, doors to:

Master Bedroom



8' 8" x 12' 9" (2.64m x 3.89m) UPVC window to rear aspect, radiator

Bedroom Two



8' 9" x 9' 5" (2.67m x 2.87m) UPVC window to front aspect, radiator, over stairs storage cupboard

Property Details.

Bedroom Three



9' 8" x 6' (2.95m x 1.83m) UPVC window to front aspect, radiator

Family Bathroom



Chrome wall mounted towel radiator, tiled floor, vanity wash basin, low level W.C, panel with screen and shower over and tiled wall behind, UPVC window to rear aspect, inset spotlights

Outside, Garden Room & Parking

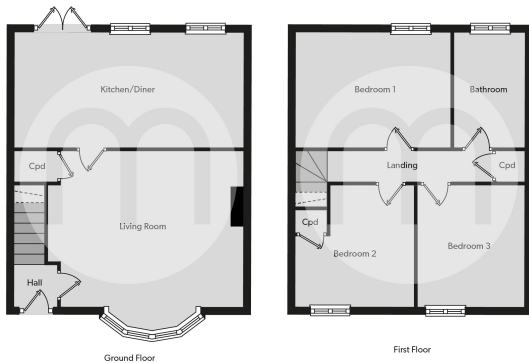


Garden Room - 11' 7" x 7' 9" (3.53m x 2.36m) This property benefits from a large outbuilding of timber construction to the rear of the property, complete with double glazing and full power.

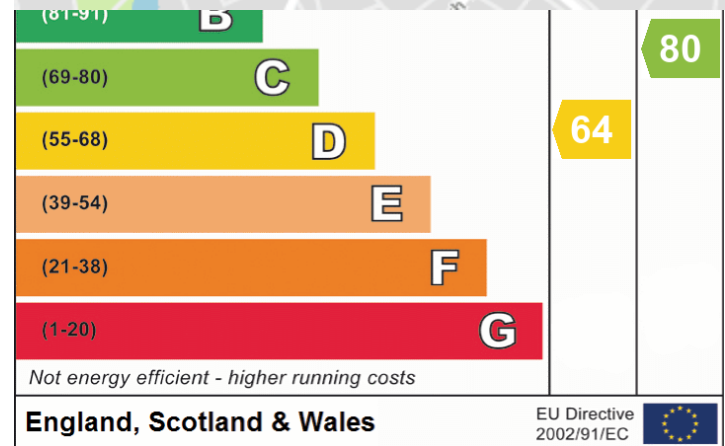
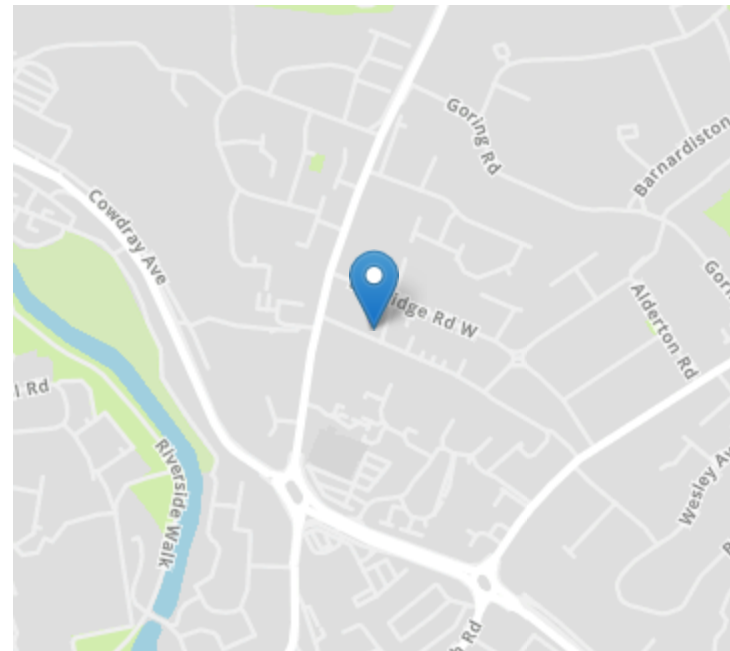
As previously mentioned, the property boasts an exceptional rear garden, staggered over two levels. The upper section provides a large elevated patio, the ideal place for outdoor seating furniture and al-fresco dining, enjoying the late summer evening sunshine. The remainder of the garden is predominately laid to lawn. Positioned to the rear of the garden is a large garden room, supported by full power and double glazing and could be utilised as the ideal gym, bar or playroom. A secure lean to is positioned to the side of the property, providing side access to the front driveway and offering the perfect place for additional storage for the likes of items such as bicycles and lawn mowers. Positioned to the front of the property is a large block paved driveway, offering off road parking.

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.