



- An Exceptionally Well-Presented Three Bedroom End Of Terrace Home
- South-East Colchester Position - Close To Amenities, Shops, Bus Network To City Centre
- Excellent Living-Dining Room With Feature Fireplace
- Seating Area/Dining Space
- Downstairs Cloakroom & Lean-To Utility Space
- Well-Equipped Modern Kitchen With Contrasting Splashback
- Two Generous Double Bedrooms
- Tiled First Floor Bathroom
- Mature & Generously Proportioned Private Enclosed Rear Garden

100 Old Heath Road, Colchester, Essex. CO1 2HB.

Old Heath Road, Colchester CO2 – South-East Colchester - A deceptively spacious and beautifully presented two/three-bedroom end-of-terrace home, ideally located close to Colchester city centre. With excellent access to local amenities, bus routes, and Colchester station offering direct trains to London Liverpool Street, this property is perfect for both commuters and families alike. The ground floor features a welcoming entrance porch leading into a generous dual-aspect living/dining room with a charming feature fireplace and under-stairs storage. This flows into a modern, well-equipped kitchen with integrated appliances and stylish contrasting splashbacks. A convenient downstairs cloakroom and a versatile lean-to/utility area with garden access complete the downstairs space. Upstairs offers two spacious double bedrooms, with the master including built-in wardrobes and room for additional furniture. There is also a luxury tiled bathroom with shower over bath, and an additional room ideal for use as a dressing room or study.



Call to view 01206 576999



michaels

Property Details.

Ground Floor

Entrance Porch

Living/Dining Room



25' 0" x 13' 8" (7.62m x 4.17m)

Dining/Seating Area



13' 11" x 7' 6" (4.24m x 2.29m)

Cloakroom

Kitchen



8' 11" x 7' 6" (2.72m x 2.29m)

Utility Area/Lean-To



13' 11" x 5' 10" (4.24m x 1.78m)

First Floor

Landing

Master Bedroom



11' 2" x 13' 8" (3.40m x 4.17m)

Property Details.

Bedroom Two



13' 2" x 8' 7" (4.01m x 2.62m)

Dressing Room/Possible Study

6' 6" x 5' 0" (1.98m x 1.52m)

Bathroom



7' 5" x 7' 6" (2.26m x 2.29m)

Outside

Outbuilding/Office

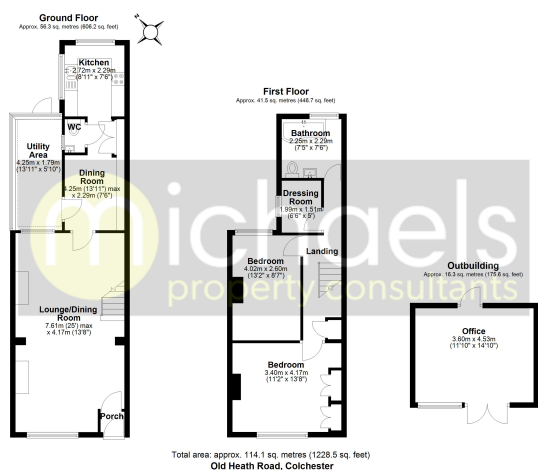


11' 10" x 14' 10" (3.61m x 4.52m)

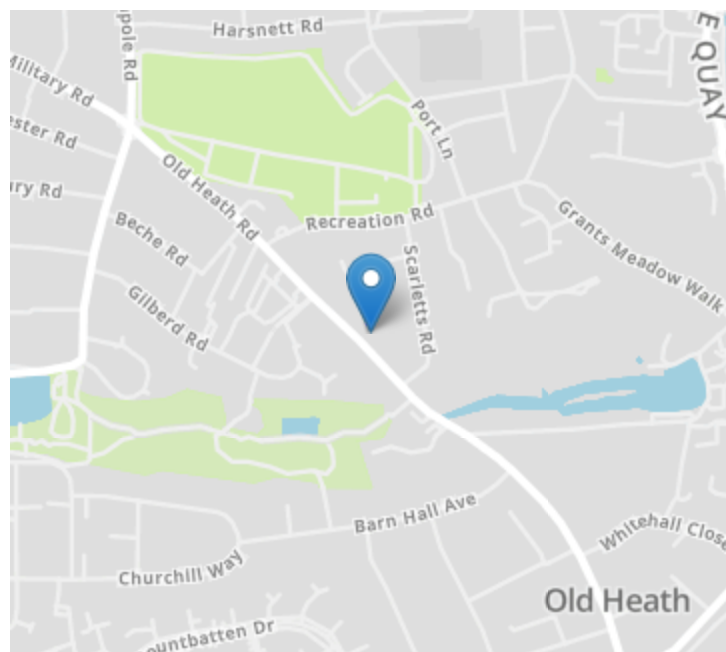
The outbuilding benefits from full fibre connection, making it the ideal work from home space.

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.