



- A Fine Example Of A Three Bedroom Semi House
- Located In The Prestigious Prettygate Area
- Close To Prettygate Shops & Amenities
- Brick Outshed & Private Rear Garden
- Excellent Choice Of Schooling Nearby
- Spacious Living Room/Dining Area
- A Well Maintained & Private Rear Garden
- Driveway
- Within Close Proximity To Nearby Bus Routes
- Excellent Access to Colchester North Station and the Town Centre

Call to view 01206 576999



45 Holman Crescent, Colchester, Essex. CO3 4PE.

Situated in Prettygate, home to an excellent array of local amenities ranging from convenience stores, health services, schooling and serving an excellent bus route into Colchester's Town Centre is this deceptively spacious three bedroom semi detached family home. The ideal family home, accommodation on the ground floor comprises of an entrance hall and a spacious and well decorated living room with windows to front aspect and a multi fuel log burner. Adjoining and flowing from the living room is a spacious dining area with French doors leading out to the garden. Completing the ground floor is a sizeable kitchen with a door also leading to the garden area. To the first floor comprises of three well portioned bedrooms, a bathroom and separate cloakroom which could easily be configured to create one large bathroom suite. The property's location provides excellent access to Colchester's historic town centre, North station and Marks Tey station with mainline links to London Liverpool Street.



Property Details.

Ground Floor

Hallway

13' 4" x 5' 9" (4.06m x 1.75m) Main entrance door leading into hallway, wood effect flooring understairs storage space, radiator, stairs to first floor, door to:

Living Room



13' 7" x 11' 4" (4.14m x 3.45m) UPVC window to front aspect, multi fuel log burner, radiator, access into dining area.

Dining Room



9' 3" x 7' 7" (2.82m x 2.31m) UPVC French doors, wood effect flooring, radiator, door to:

Kitchen



11' 8" x 8' 2" (3.56m x 2.49m) UPVC window and door to rear aspect, full range of eye level units, cupboards and work surfaces, spot lighting, stainless steel sink/drainers, electric oven, four ring gas hob, space for appliances, storage cupboard.

First Floor

Landing

Access to loft hatch, UPVC window to side aspect, door to:

Master Bedroom



13' 3" x 9' 5" (4.04m x 2.87m) UPVC window to front aspect, radiator, built in wardrobes.

Property Details.

Bedroom Two



10' 5" x 10' 0" (3.17m x 3.05m) UPVC window to rear aspect, radiator.

Bedroom Three



9' 3" x 7' 7" (2.82m x 2.31m) UPVC window to front aspect, radiator, built in storage under bed frame.

Bathroom



5' 7" x 5' 7" (1.70m x 1.70m) Panelled bath, vanity unit, tiled walls, obscured window to rear aspect.

Outside

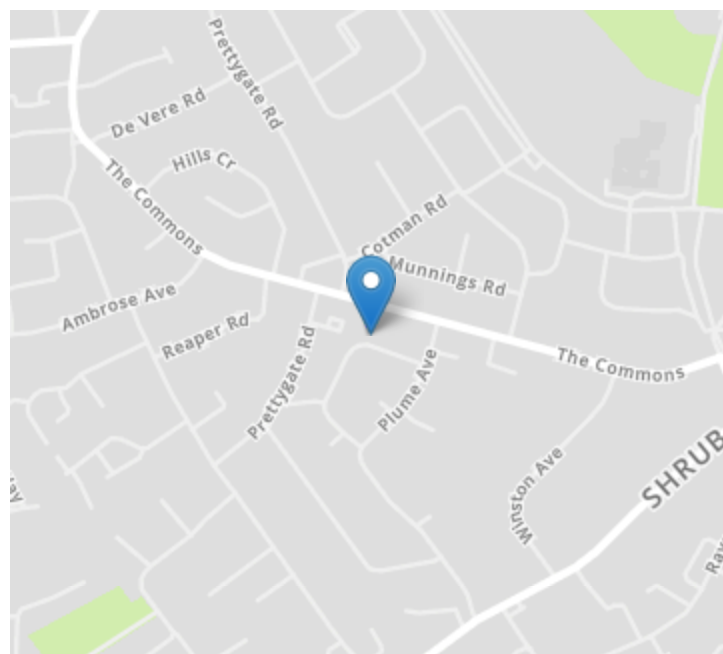


To the rear of the property offers a private enclosed garden, surrounded by panel fencing with a variety of shrubs, bushes and plants. The remainder of the garden is mainly laid to lawn with bed of shingle. To the side of the property offers gated access leading out to the driveway providing a shingled driveway, providing off road parking for two cars.

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.