



- Excellent Three Bedroom Extended Detached Home
- Focal 18' Family Room
- Versatile Reception Room
- Modern Kitchen-Diner
- Benefitting From A Ground Floor Cloakroom
- Three Well-Proportioned Bedrooms
- En-Suite Shower Room & First Floor Family Bathroom
- Garage & Off Road Parking
- Low Maintenance Garden
- Neighbouring Open Greenspace

37 Fowler Road, Colchester, Essex. CO2 9FF.

Fowler Road, South Colchester, CO2 An excellent three-bedroom detached family home, extended and improved by the current owners. The property features a stunning 18ft family room, a modern kitchen-diner, a versatile additional reception room, and a convenient ground floor cloakroom. There is also the added benefit of a boot room/storage room, positioned off of the family room. Upstairs offers three well-proportioned bedrooms, including an en-suite to the master, and a stylish tiled family bathroom.



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Sitting Room



15' 1" x 12' 2" (4.60m x 3.71m)

Family Room



14' 8" x 18' 4" (4.47m x 5.59m)

Boot Room

3' 9" x 10' 11" (1.14m x 3.33m)

Kitchen/Dining Room



15' 4" x 7' 11" (4.67m x 2.41m)

First Floor

Landing

Bathroom



4' 8" x 9' 7" (1.42m x 2.92m)

Property Details.

Master Bedroom



9' 10" x 11' 5" (3.00m x 3.48m)

Bedroom Three



11' 3" x 8' 11" (3.43m x 2.72m)

En-Suite Shower Room



5' 0" x 8' 9" (1.52m x 2.67m)

Outside

Garage

23' 0" x 9' 10" (7.01m x 3.00m)

Additional Information

Please note, an annual estate charge of approximately £150 is payable to Trinity Estates for the upkeep of communal areas within the development. Buyers are advised to confirm all estate charges and related details with their solicitor during the conveyancing process.

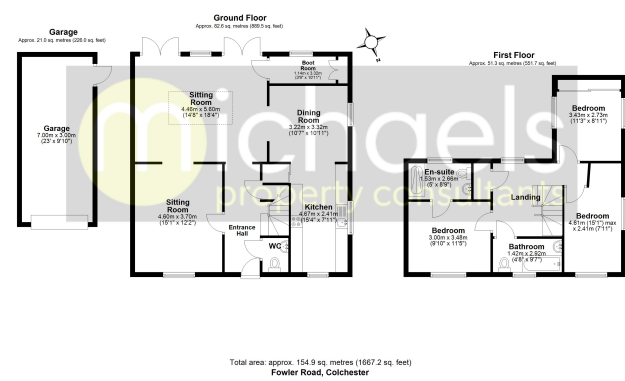
Bedroom Two



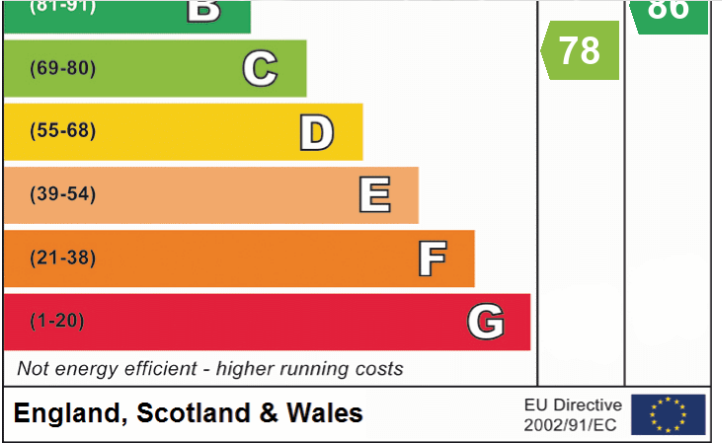
15' 1" x 7' 11" (4.60m x 2.41m)

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.