



- Extended
- Semi-Detached House
- Generous Kitchen/Diner
- Blank Canvass
- Lots Of Potential
- Garage And Parking
- Popular 'Riverside' Estate In Colchester
- Close To The Town Centre And Train Station

### 38 Lincoln Way, Colchester, Essex. CO1 2RJ.

An extended three bedroom semi-detached house offering lots of potential located within this highly sought after estate 'Riverside', centrally located in Colchester with excellent access to the town centre and Train Station. A blank canvass for any prospective purchaser this spacious home offers a generous and improved kitchen/diner, front living room, three bedrooms, bathroom and a separate WC. Outside, the property is positioned on a corner plot so enjoys a wrap around garden with a garage and parking located to the rear. Internal viewings are highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor, doors to;

### Living Room

14' 5" x 12' 0" (4.39m x 3.66m) With double glazed window to front, radiator, understairs storage cupboard, open to;

### Kitchen/Diner



18' 8" x 14' 4" (5.69m x 4.37m) With double glazed French doors to rear, double glazed window to rear and single door to side, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for American fridge/freezer, in-built oven with gas hob with extractor hood over, space for washing machine and dishwasher.

## First Floor

### Landing

With double glazed window to side, airing cupboard, doors to;

## Bedroom One



12' 5" x 8' 3" (3.78m x 2.51m) With double glazed window to front, radiator, built in wardrobe.

## Bedroom Two



12' 6" x 8' 10" (3.81m x 2.69m) With double glazed window to rear, radiator.

# Property Details.

## Bedroom Three



9' 5" x 6' 8" (2.87m x 2.03m) With double glazed window to front, radiator.

## Bathroom



With obscure double glazed window to rear, panelled bath with shower over, wash hand basin, tiled walls.

## WC



With obscure window to side, low level WC.

## Outside

### Rear Garden



To the rear the property enjoys a wrap around rear garden and is enclosed by panel fencing and brick walling.

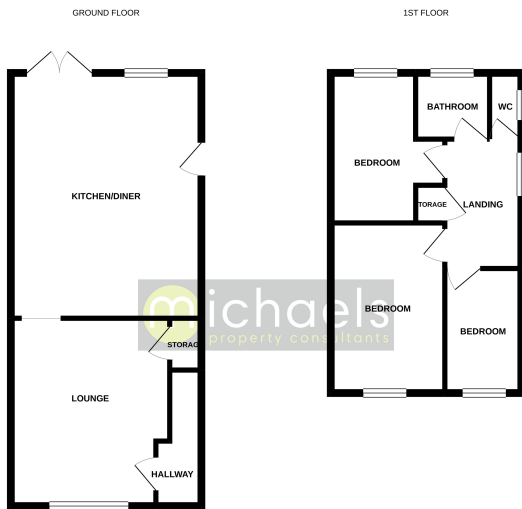
### Garage & Parking



Located to the rear there is a detached garage and a driveway providing parking.

# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual features, taken prior to the issue of this document, may be subject to change. The plans are for general guidance 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. Made with the help of CML.

## 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.