



- A Spacious Three Bedroom Semi-Detached Family Home
- Residing In Central Colchester
- Moments From The City Centre & Close To Amenities
- Two Large Double Bedrooms & Sizeable Third Bedroom
- Ground Floor Shower Room
- Living/Dining Room
- Fitted Kitchen
- Private & Enclose Low Maintenance Rear Garden
- Requiring Light Modernisation Throughout
- Viewing Advised

**49 Meyrick Crescent, Colchester, Essex.
CO2 7QY.**

A spacious three bedroom semi-detached family home, occupying a pleasant position in central Colchester and within easy access of the vibrant and exciting city centre - home to an array of independent shops, boutiques, restaurants, bars and leisure facilities.. A home which has been cherished by its owner for many years, it offers a generous amount of living and bedroom accommodation throughout home. Positioned within a stones throw of the picturesque abbey fields, ideal for children and the avid dog walker, it makes the all round ideal family home.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, under stairs storage, stairs to first floor, access to:

Ground Floor Shower Room



Low level W.C, shower cubicle, tiled walls, wash hand basin, radiator

Kitchen



10' 8" x 8' 0" (3.25m x 2.44m) UPVC window to side aspect, a range of fitted base and eye level fitted units with work surfaces over, inset stainless steel sink, drainer and taps over, space under counter for further appliances, tiled walls, wall mounted gas boiler, storage cupboard

Living/Dining Room



23' 8" x 12' 0" (7.21m x 3.66m) UPVC window to rear aspect and front aspect, radiator, communication points

First Floor

First Floor Landing

UPVC window to side aspect, stairs to ground floor & loft room, loft hatch above, door to:

Master Bedroom



12' 9" x 10' 8" (3.89m x 3.25m) UPVC window to front aspect, radiator

Property Details.

Bedroom Two



12' 3" x 10' 6" (3.73m x 3.20m) UPVC window to rear aspect, radiator

Bedroom Three



8' 2" x 7' 2" (2.49m x 2.18m) UPVC window to front aspect, radiator

Outside, Garden & Parking



Outside, there is a private and enclosed rear garden, designed with low maintenance in mind and featuring artificial grass and lean to. Boundaries are formed by panel fencing and a up-and-over garage door provides access to a private driveway, offering off road parking.

Additional Information



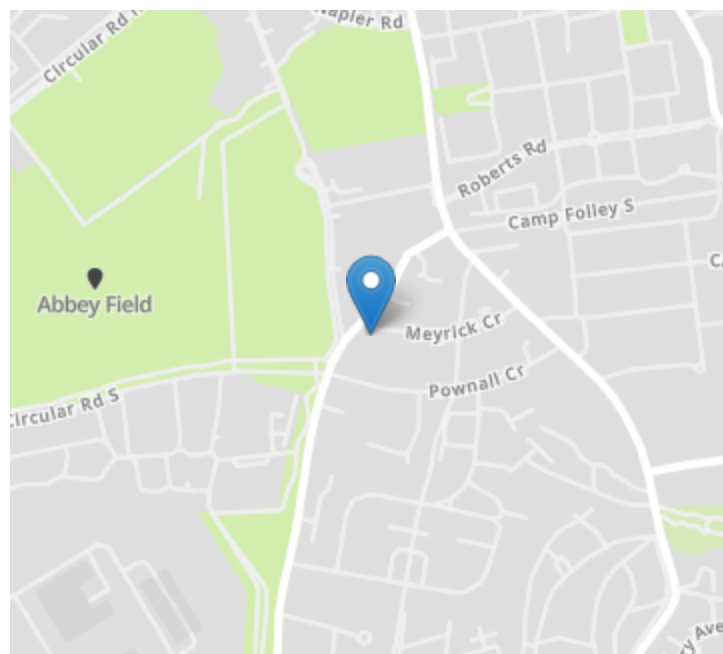
Please be advised there is an additional loft room, measuring an impressive 10' 3" x 16' 2" (3.12m x 4.93m) and benefiting from a Velux window and radiator, all of which could be utilised as any prospective purchaser wishes.

The EPC & floorplan has been ordered and will be uploaded to the listing shortly.

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.