



- GUIDE PRICE £255,000 - £265,000
- West Of Colchester
- Period Three Bedroom Semi-Detached Home
- Recently Refurbished To A High Standard Throughout
- Two Reception Rooms
- Modern Kitchen & Ground Floor Bathroom
- Generous Garden
- New Heating System And Windows Throughout

8 King Coel Road, Colchester, Essex. CO3 9AG.

GUIDE PRICE £255,000 - £265,000 Positioned to the west of Colchester is this recently refurbished three bedroom semi-detached home offering excellent access to the A12, Tollgate Business park and Colchester Town Centre. Having undergone a full refurbishment by the current owner this outstanding home is offered with modern and high specification fittings throughout. Benefiting from three bedrooms, two reception rooms, a modern kitchen with contemporary units, square edge work surfaces and BOSCH appliances. The ground floor bathroom has been fully modernised and now offers a modern three piece suite.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor and doors to;

Lounge



11' 3" x 11' 1" (3.43m x 3.38m) With window to front, radiator, feature fireplace.

Dining Room



11' 3" x 11' 0" (3.43m x 3.35m) With door to rear, luxury laminate floor, radiator, understairs storage cupboard, door to;

Kitchen



10' 6" x 7' 2" (3.20m x 2.18m) With window to side, modern kitchen offering a range of eye level and base units with square edge worktops over, inset one and a half sink and drainer, electric BOSCH oven and hob with extractor hood over, glass sliding door to bathroom.

Bathroom



With obscure window to rear, panelled 'p' shape bath with shower over, vanity wash hand basin, close coupled WC, heated towel rail.

First Floor

Landing

With doors to;

Property Details.

Bedroom One



11' 3" x 11' 2" (3.43m x 3.40m) With window to front, radiator.

Bedroom Three



10' 5" x 7' 0" (3.17m x 2.13m) With window to rear, radiator.

Bedroom Two



10' 11" x 8' 4" (3.33m x 2.54m) With window to rear, radiator, built in storage.

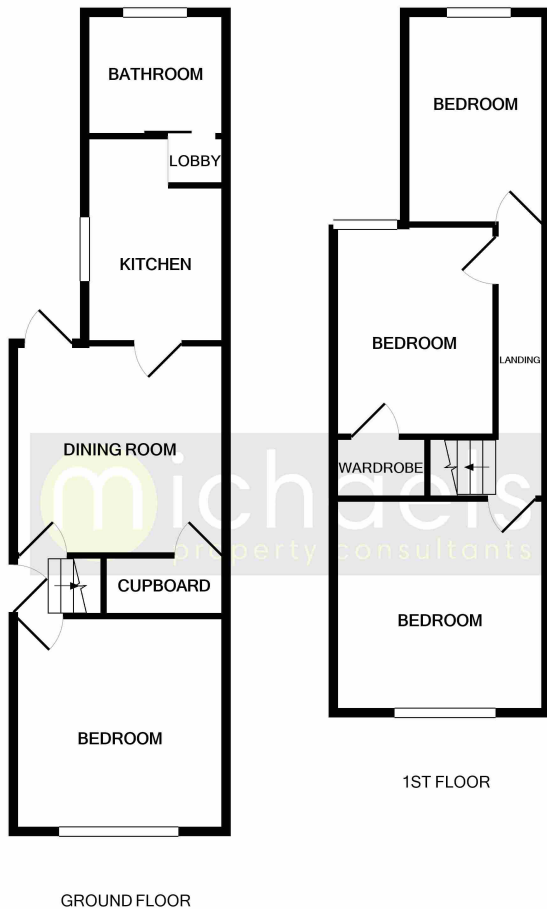
Rear Garden



A generous rear garden enclosed by fencing with gated side access.

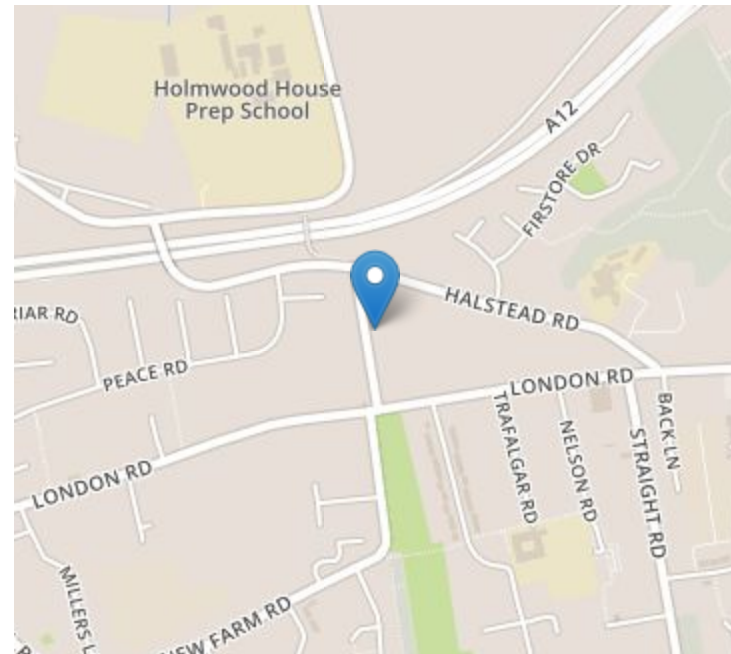
Property Details.

Floorplans

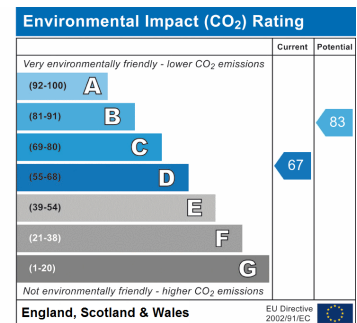
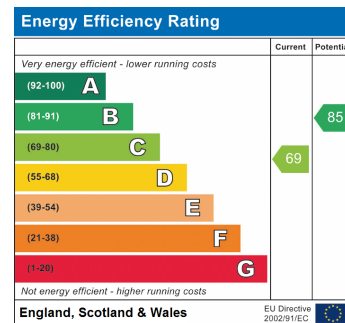


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.