



- Three Bedroom Semi-Detached Home
- Residing In A Prime North Colchester Position
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Requiring Modernisation & Improvement Throughout
- Two Large Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom & Seperate W.C.
- Fitted Kitchen
- Well-Proportioned Living Room
- Private & Enclose Rear Garden
- Off Road Parking & Garage

23 Templewood Road, Colchester, Essex. CO4 3EZ.

****Guide Price £250,000 - £275,000**** If you are in the market for a three bedroom semi-detached home, requiring modernisation and offering room for improvement, then this home is not to be missed. This family home offers any prospective purchaser the opportunity to reimagine their next home, whilst offering a generous amount of reception and bedroom space throughout, whilst being complete with a private and enclosed rear garden and the added luxury of a garage.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, wall mounted heater, door to front aspect, inset storage, under-stairs storage cupboard, doors and access to:

Kitchen



3.56m x 2.72m (11' 8" x 8' 11") A fitted kitchen comprising of; a range of base and eye level units with work surfaces over, inset stainless steel sink, drainer and hot & cold tap over, space for gas cooker, fridge-freezer & washing machine, window to rear aspect, door to side aspect

Lean-To

Windows to side and rear aspect, door to front aspect (leading to rear garden)

Living Room



5.38m x 4.74m (17' 8" x 15' 7") Window to front and rear aspect, wall mounted heater, communication points, fire place

First Floor

First Floor Landing

Stairs to ground floor, window to front aspect, loft access, airing cupboard housing cylinder, doors and access to:

Master Bedroom



3.79m x 2.97m (12' 5" x 9' 9") Window to rear aspect, wall mounted heater, built in wardrobe

Bedroom Two



3.2m x 2.9m (10' 6" x 9' 6") Window to rear aspect, wall mounted boiler, built in wardrobe

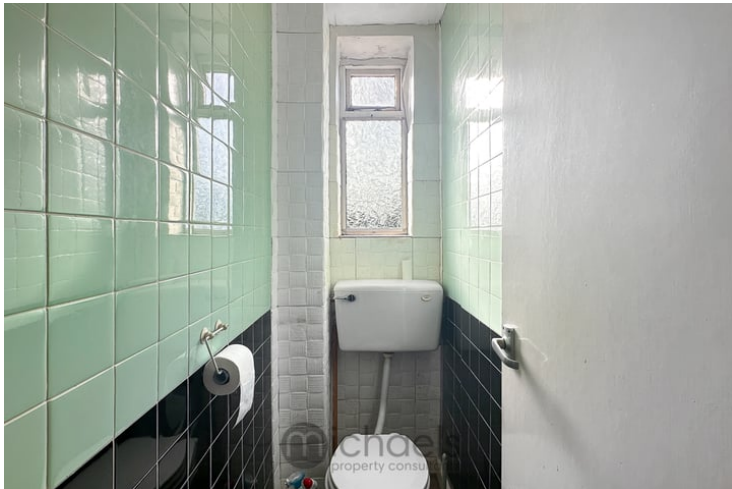
Property Details.

Bedroom Three



2.22m x 2.66m (7' 3" x 8' 9") Window to front aspect, wall mounted heater

W.C



W.C, tiled walls, window to side aspect

Family Bathroom



1/2 tiled walls, pedestal wash hand basin, walk in shower cubicle, window to front aspect

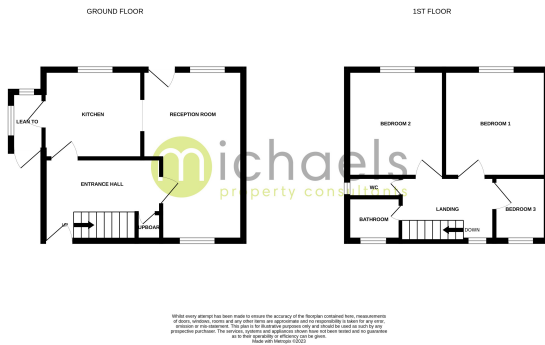
Outside, Garden, Parking & Garage



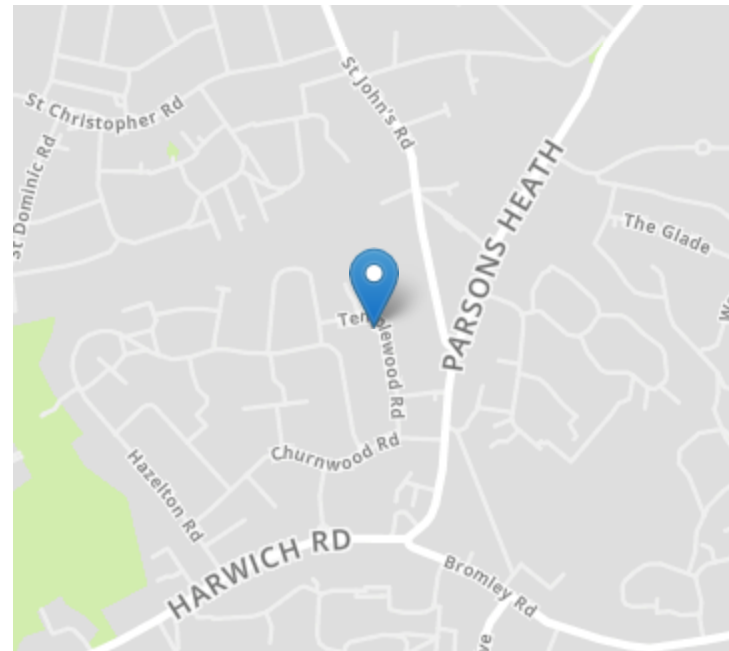
Outside, a mature garden is on offer and is accessed via a lean-to from the kitchen. The garden features an area laid to lawn, patio area and mature hedges, plants and shrubs throughout. There is the added benefit of a garage, with an up-and-over door. Off road parking is available on a private driveway.

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.