



- An Excellent Town House In The Heart Of Colchester's City Centre
- Three/Four Bedrooms Dependent On Room Use
- First Floor Living Room
- Kitchen-Diner With Full Range Of Intergrated Appliances
- Downstairs Cloakroom
- Three Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Charming Courtyard Garden
- Off Road Parking
- Versatile Town House Living

124 Garland Road, Colchester, Essex. CO2 7GD.

****Guide Price £350,000 - £375,000**** Situated in the heart of Colchester's colourful and historic city centre sits this impressive three/four bedroom semi-detached town house, offering versatile living and commanding a favourable position in a peaceful corner, of this popular development. Within easy reach of an the city centre, this property is within close proximity to; an array of independent shops and boutiques, stores, bars & restaurants and a full range of leisure facilities. It is also a stones throw from the picturesque Abbey Fields - ideal for avid dog walkers.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, window to side aspect, radiator, inset cupboard, stairs to first floor, access to:

Downstairs Cloakroom

W.C, wash hand basin, radiator

Dining Room/Snug



13' 2" x 9' 0" (4.01m x 2.74m) Window to rear aspect, french doors to side aspect (providing access to rear garden), radiator, engineered wood flooring. built in cupboard

Kitchen-Dining Room



12' 7" x 12' 5" (3.84m x 3.78m) A modern fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, inset sink, drainer and tap over, window to front and side aspect, inset oven and grill, fridge/freezer, dishwasher, washing machine, hob with extractor fan over, radiator, cupboard housing gas boiler, part engineered wood flooring, part geometric tiled flooring

First Floor

First Floor Landing

Stairs to ground and second floor, radiator, access to:

Reception Room



16' 3" x 12' 8" (4.95m x 3.86m) Windows to side aspect, communication points, radiator, recessed study area measuring (4'7 x 5'8)

Bedroom Three

12' 7" x 8' 10" (3.84m x 2.69m) Double glazed window to rear and side aspect, radiator

Second Floor

Second Floor Landing

Window to side aspect, loft access, airing cupboard/storage cupboard, access to:

Master Bedroom



12' 6" x 9' 7" (3.81m x 2.92m) Window to side aspect, radiator, access to:

Property Details.

En-Suite Shower Room



W.C, shower cubicle, W.C, wash hand basin, radiator

Bedroom Two

12' 7" x 8' 10" (3.84m x 2.69m) Window to rear & side aspect, radiator

Family Bathroom



Family bathroom suite comprising of; panel bath with screen and shower over, wash hand basin, W.C, radiator

Outside, Garden & Parking



Outside, the property benefits from allocated parking directly to the front of the house. To the side and accessible from the dining room/snug is a private and enclosed courtyard style garden, the ideal place for a bistro table and chairs and peaceful reflection. The courtyard is enclosed by a handsome brick wall and there is a gate providing secure side access. A timber shed also provides additional outdoor storage,.

Additional Information

Please be advised that the first floor living room, could be used as an additional bedroom if desired, with the ground floor reception room being used as a living space. Also note, bedroom two was unable to be photographed due to being used for storage, but is of double size.

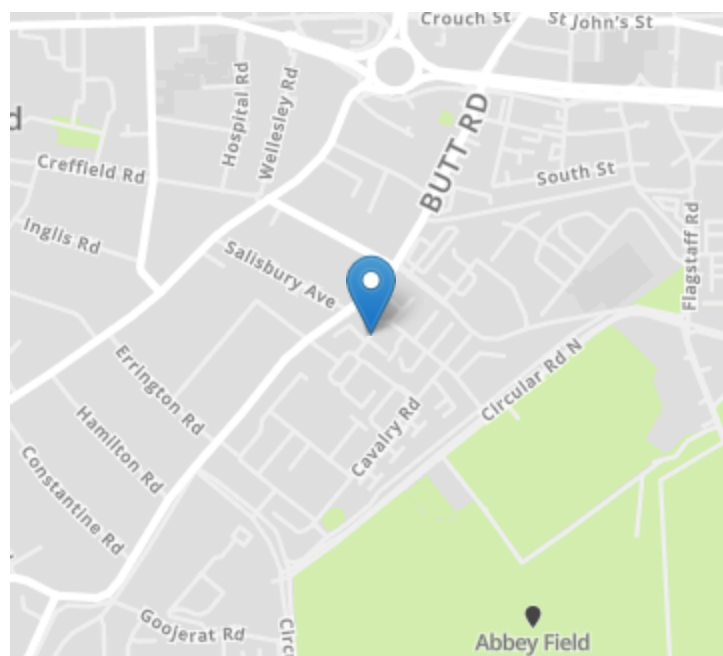
We also wish to advise all prospective buyers that a management fee for the estate is payable at circa £100.00p per annum, managed by and payable to Trinity Estates. This maintains the immediate area and services within the development. We advised all parties to confirm this fee and setup with their legal representative at an early stage of their conveyance, as this information is provided in good faith by our clients.

Property Details.

Floorplans



Location



(81-91)	D	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.