



- Two En Suite Bathrooms
- Versatile Accommodation Across Three Floors
- Ground Floor Cloakroom
- Modern Fitted Kitchen-Diner With Integrated Appliances
- An Excellent Example Of Bay Fronted Town House
- Three Well Portioned Bedrooms
- Exceptionally Presented
- Excellent Access To North Station And The A12
- Garage & Allocated Parking For Two Vehicles

**8 Blade Road, Colchester, Essex. CO4 5ZU.**

\*\* Guide Price £400,000 to £425,000 \*\* This extremely well presented three/four bedroom town house resides in a pleasant position, tucked away within this extremely desirable development, offering excellent access to North Station with links to London Liverpool Street under the hour. The property is presented to a high standard by the current owners and boasts an array of bright, versatile and contemporary accommodation spread over three floors.



# Property Details.

## Ground Floor

### Hallway

Main door into hallway, storage cupboard, door leading to:

### Dining Room/Reception Room



13' 6" x 8' 2" (4.11m x 2.49m) Into UPVC bay window, radiator, storage cupboard.

### Cloakroom

Low level W.C, radiator, vanity wash basin.

### Kitchen/Dining Area



14' 6" x 13' 2" (4.42m x 4.01m) Full range of base and eye level units, grey tone cupboards, five ring gas hob, tiled flooring spot lighting, UPVC window to rear aspect, breakfast bar area, inset oven and microwave.

## First Floor

### Landing

UPVC window to front aspect radiator, door leading to:

## Living Room



14' 7" x 13' 3" (4.45m x 4.04m) UPVC windows to front aspect, radiators.

## Bathroom



8' 2" x 5' 8" (2.49m x 1.73m) Low level W.C, vanity wash basin, panelled bath with shower over, tiled walls, mosaic style flooring.

## Bedroom Three/Office



12' 3" x 8' 2" (3.73m x 2.49m) UPVC bay window to front aspect, radiator.

# Property Details.

## Second Floor

### Landing

Access to loft hatch, airing cupboard housing water hank, door leading to:

### Bedroom One



14' 7" x 13' 5" (4.45m x 4.09m) UPVC window to rear aspect, radiators, door to:

### En Suite



Low level W.C, extractor fan, radiator, shower cubicle.

### Bedroom Two



14' 8" x 8' 7" (4.47m x 2.62m) UPVC window to front aspect, radiator, door leading to:

### En Suite

Low level W.C, shower cubicle, vanity wash basin with under storage, heated towel rail, extractor fan.

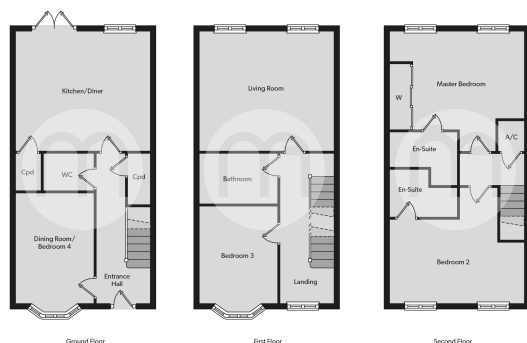
### Outside



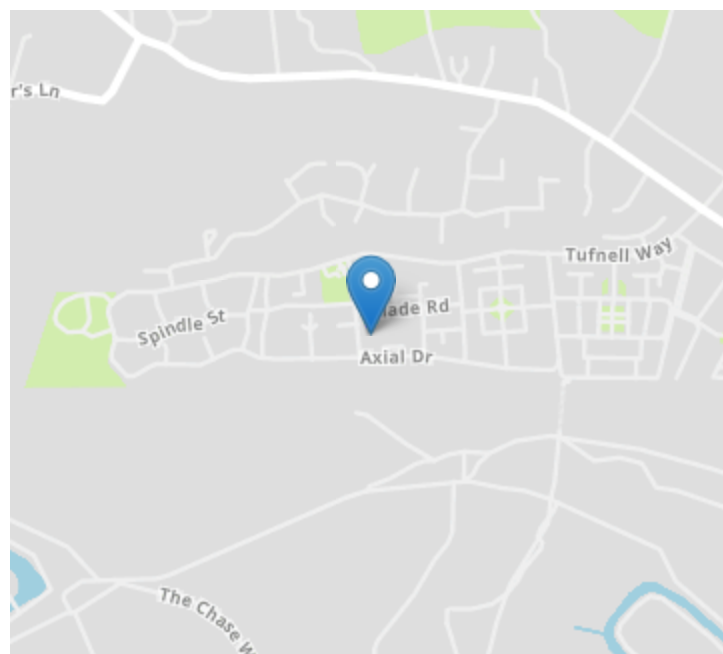
Outside, to the rear, the property benefits from a non overlooked garden which is enclosed by panel fencing and mainly laid to lawn with a decking area to the front, which could be ideal for outside dining. To the front of the property offers allocated parking for two cars and a single garage. There are also further visitors spaces to the front.

# 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.