



- Prime North Colchester Position
- An Exceptionally Presented Three Bedroom Mid Terrace Home
- Driveway For Two Vehicles
- Large Rear Garden
- Beautifully Presented Kitchen/Dining Area
- Recently Renovated by The Current Owners
- Spacious Accommodation Spread Over Three Floors
- Moments From An Array Of Schooling & Amenities
- Within Close Proximity To Town Centre & North Station
- Viewings Are Highly Recommended

154 Goring Road, Colchester, Essex. CO4 0DB.

Guide Price: £250,000 - £275,000. Located to the ever popular North side of Colchester offering a choice of fantastic primary and secondary schooling, good access to the A12 and Colchester North mainline Station to London Liverpool Street and a wealth of shops and supermarkets is this beautifully presented and deceptively spacious three bedroom mid terrace family home. Internally the property benefits from a newly fitted, high specification kitchen/dining area with grey tone units and granite effect work tops and a spacious living room. To the first floor are two sizeable bedrooms and a modern family bathroom. To the second floor offers a substantial master bedroom which was previously the loft, this room offers a wealth and space throughout, with far reaching field views over Colchester. Externally the property benefits from a private driveway providing off road parking for two cars and a very generous South facing rear garden, which is fully enclosed by panel fencing and mainly laid to lawn with two large storage sheds both to remain.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main entrance door leading into hallway, wood effect flooring, storage cupboard, radiator, door to:

Living Room



13' 0" x 9' 6" (3.96m x 2.90m) UPVC window to front aspect, radiator, laminate wood effect flooring.

Kitchen/Dining Room/Utility Area



16' 0" x 8' 4" (4.88m x 2.54m) UPVC window and door to rear aspect, wood effect flooring, full range of eye level base grey tone units, cupboards and work surfaces, electric oven with induction hob, extractor fan above, spot lighting.

Utility Area - work surface with eye level units, space for washing machine and dryer, access to garden from UPVC door.

First Floor

Landing

Radiator, understairs storage, radiator, door leading to:

Bedroom Two



11' 7" x 8' 3" (3.53m x 2.51m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Three



9' 9" x 9' 8" (2.97m x 2.95m) UPVC window to front aspect, radiator.

Bathroom



8' 5" x 7' 5" (2.57m x 2.26m) Low level W.C, panelled bath with shower above, vanity wash basin, mosaic style flooring, radiator, airing cupboard housing waster cylinder, tiled walls, window to rear aspect.

Second Floor

Master Bedroom



16' 9" x 15' 9" (5.11m x 4.80m) Velux window to front aspect, radiator, eves storage space, partial field views over, spot lighting.

Outside



To the front of the property offers a shingled driveway providing off road parking for two cars with a pathway leading to front door.

Rear Garden

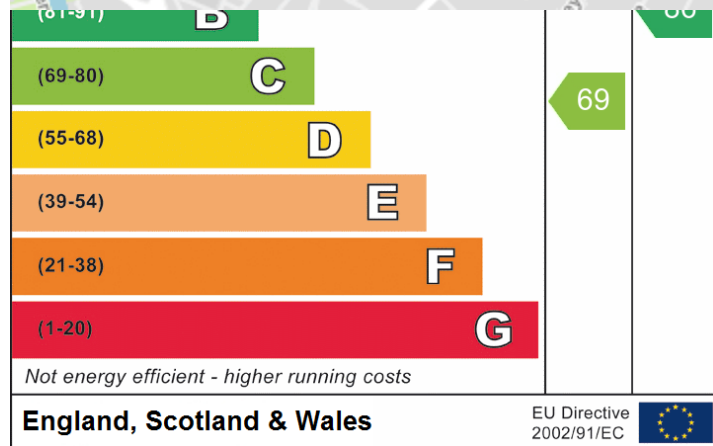
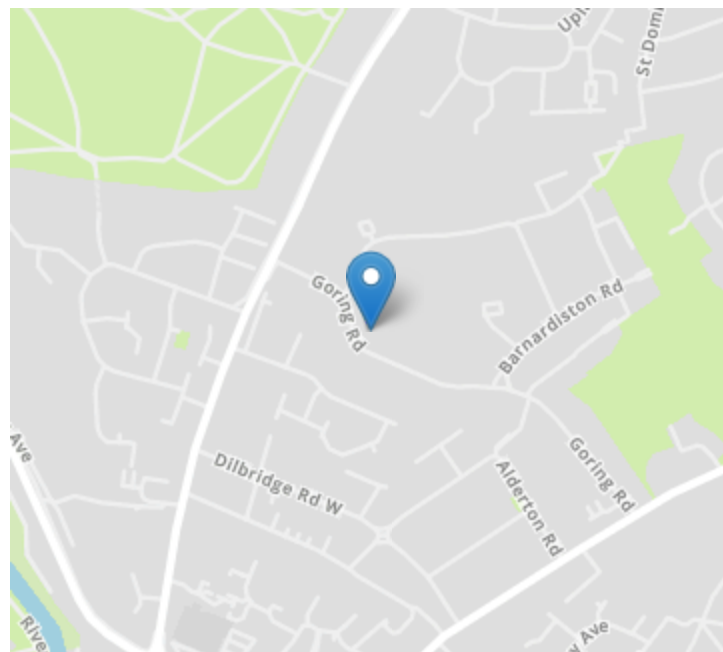
This large rear garden commences with a patio area, wooden sleeper with step up to the lawn, flower bed with shrubs remainder laid to lawn with pathway leading to further patio seating area, two large shed to remain, enclosed by panel fencing. side gate providing access over neighbouring property.

Property Details.

Floorplans



Location



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.