



## 17 Stalin Road, Colchester, Colchester, Essex. CO2 8SQ.

A generously proportioned three bedroom semi-detached family home, occupying a favourable corner plot, to the South of Colchester and within easy reach of Colchester's historic & vibrant city centre. Offering a deceptive amount of reception and bedroom space throughout, whilst also boasting a generous rear garden, it presents itself as the ideal family home. A range of shops and amenities are close by, whilst also being well-connected to the city centre and station via a frequent bus network. An array of schooling is also within close proximity, both primary and secondary.

- A Generously Proportioned Three Bedroom Semi-Detached Family Home
- Close To Schools & An Array Of Excellent Amenities
- Off Road Parking On A Private Driveway
- Ground Floor Cloakroom & Utility Area
- Large Garden
- South Of Colchester's City Centre
- Excellent Access To Colchester's North Station And City Centre
- Ideal For A Small Growing Family, Working Professional Or First Time Buyer



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

### Living Room



17' 1" x 14' 1" (5.21m x 4.29m)

### Kitchen



14' 5" x 10' 5" (4.39m x 3.17m)

## Ground Floor Cloakroom & Utility Area

## First Floor

### Landing

## Bedroom One



13' 6" x 10' 0" (4.11m x 3.05m)

## Bedroom Two



14' 3" x 9' 3" (4.34m x 2.82m)

## Bedroom Three



10' 10" x 7' 6" (3.30m x 2.29m)

# Property Details.

## Bathroom



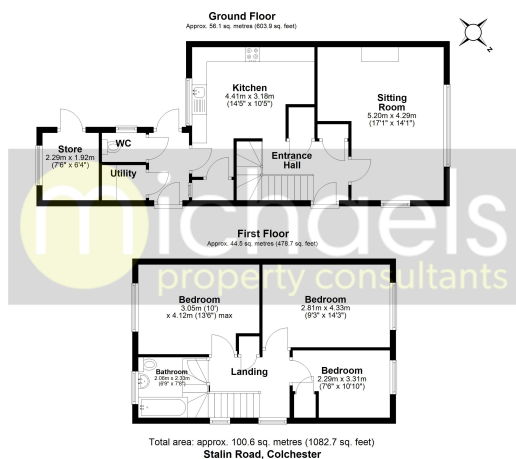
7' 8" x 6' 9" (2.34m x 2.06m)

## Outside Storage Room

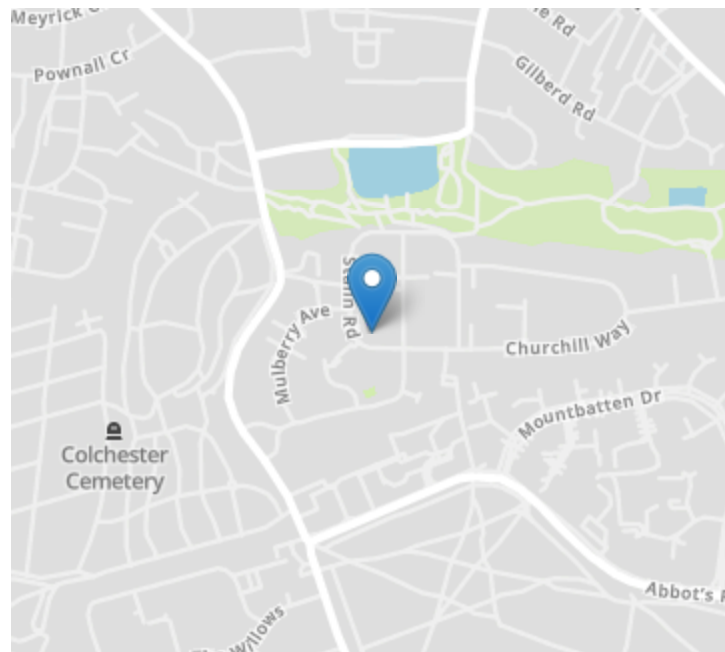
7' 6" x 6' 4" (2.29m x 1.93m)

# 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.