



- Deceptively Spacious Two Bedroom Middle Terrace House
- South Of Colchester's City Centre
- Friday Woods Close By & Supported By A Local Bus Network
- Modern Kitchen & Bathroom Suite
- Large Reception Room
- Ground Floor Extension Forming A Light & Airy Dining Space
- Two Double Bedrooms
- First Floor Family Bathroom Suite
- Low Maintenance Landscaped Rear Garden
- Benefiting From Garage & Parking (In Front)

## 58 Friday Wood Green, Colchester, Essex. CO2 8XG.

\*£265,000-£275,000 Guide Price\* A deceptively spacious two-bedroom terraced house located in the Friday Wood Green neighbourhood of South Colchester. This property offers a range of attractive features, including a ground floor extension that has been thoughtfully designed to create a spacious dining room, perfect for entertaining friends and family, as well as large reception space. The house boasts a modern kitchen that is both stylish and functional, providing ample space for culinary endeavours. Similarly, the bathroom has been tastefully updated, offering tiled finishes.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, access to:

### Kitchen



8' 2" x 7' 10" (2.49m x 2.39m) A modern fitted kitchen comprising of; a range of grey tone fitted base and eye level units with worksurfaces over,, inset sink, drainer and mixer tap over, space under counter for appliances, inset electric oven, hob and grill with extractor fan over, space for further appliances, UPVC window to front aspect, wood effect flooring

### Living Room



15' 5" x 11' 10" (4.70m x 3.61m) Stairs rising to first floor, radiator, engineered wood flooring, communication points, inset spotlights, open plan to:

## Dining Area



10' 5" x 8' 2" (3.17m x 2.49m) Engineered wood flooring continued, x2 windows above, radiator, retractable garden doors to rear aspect

## First Floor

### Landing

Stairs to ground floor, access to:

### Master Bedroom



12' 6" x 11' 10" (3.81m x 3.61m) Window to rear aspect, built in storage and overhead storage, radiator

# Property Details.

## Bedroom Two



11' 6" x 5' 7" (3.51m x 1.70m) Window to front aspect, radiator

## Family Bathroom



8' 6" x 5' 7" (2.59m x 1.70m) First floor family bathroom suite comprising of; panel bath with screen and shower over, W.C, wash hand basin, inset spotlights, window to front aspect

## Garden



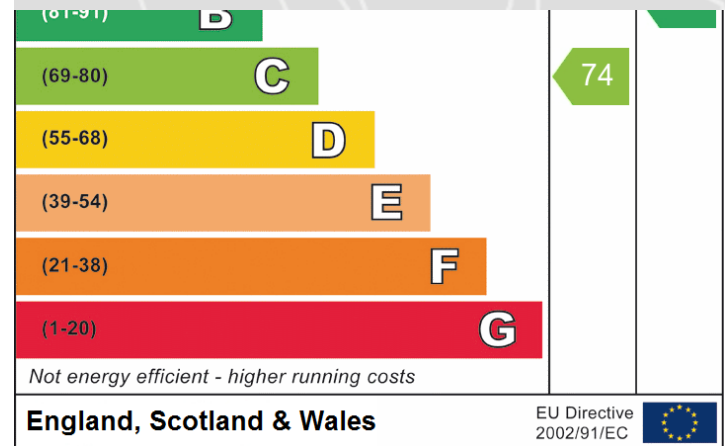
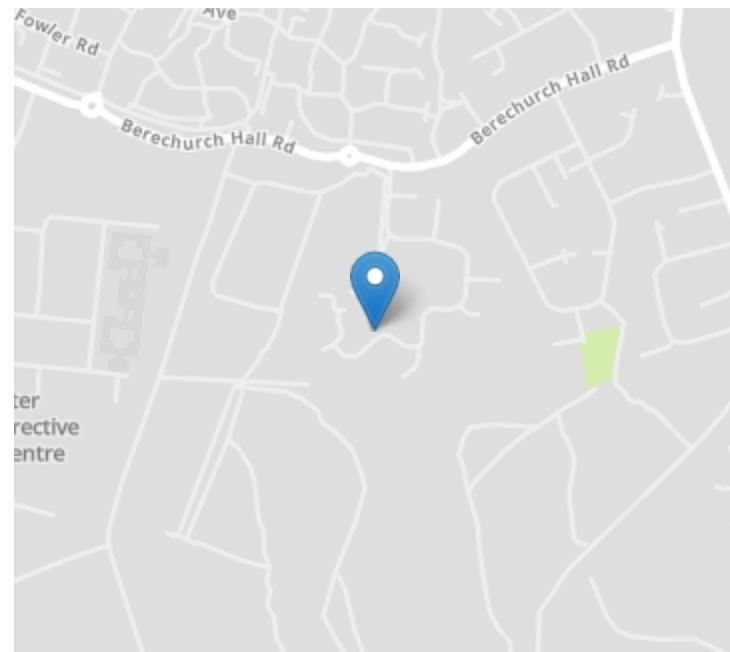
Outside, its owners boast a private and enclosed low maintenance rear garden. The garden features a patio area, with a central area laid with artificial lawn - ideal for busy working life's. Boundaries are formed by contrasting panel fencing and there is also the added benefit of secure gated rear access.

# 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.