



- 'Bay Fronted' Semi-Detached House
- Three Bedrooms
- Extended & Improved Throughout
- Large Lounge With Log Burner
- Kitchen/Diner With Velux Windows
- Good Sized Rear Garden
- Parking To The Front

36 Canwick Grove, Colchester, Essex. CO2 8TG.

A traditional 1930's 'Bay Fronted' three bedroom semi-detached house, positioned pleasantly to the South-East of Colchester, offering an abundance of living and bedroom space throughout over two floors. Situated within close proximity to good schooling, a variety of locals shops and well served bus routes to the town centre and mainline train station. Internal highlights include an entrance hall with a utility cupboard, downstairs cloakroom, 22ft living with feature bay window and log burner, open plan kitchen/diner with Velux windows and French doors providing access to the rear garden. To the first floor there are three bedrooms and a family three piece bathroom.



Property Details.

Ground Floor

Entrance Hall

With window to front, stairs rising to first floor, utility cupboard with space and plumbing for washing machine, doors to;

Living Room



22' 3" x 10' 8" (6.78m x 3.25m) With feature double glazed bay window to front, radiator, inset log burner, laminate flooring, open to kitchen.

Kitchen/Diner



15' 8" x 9' 0" (4.78m x 2.74m) With window to rear, French doors to rear garden, two Velux windows, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built oven with gas hob and extractor hood over, space for fridge/freezer.

WC

With close coupled WC and wash hand basin.

First Floor

Landing

With window to side, doors to;

Bedroom One



9' 11" x 9' 8" (3.02m x 2.95m) With window to rear, radiator, feature fireplace.

Bedroom Two



10' 1" x 9' 0" (3.07m x 2.74m) With window to front, radiator, feature fireplace.

Property Details.

Bedroom Three



6' 11" x 6' 9" (2.11m x 2.06m) With window to front, radiator.

Bathroom



With obscure window to rear, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

Outside

Rear Garden



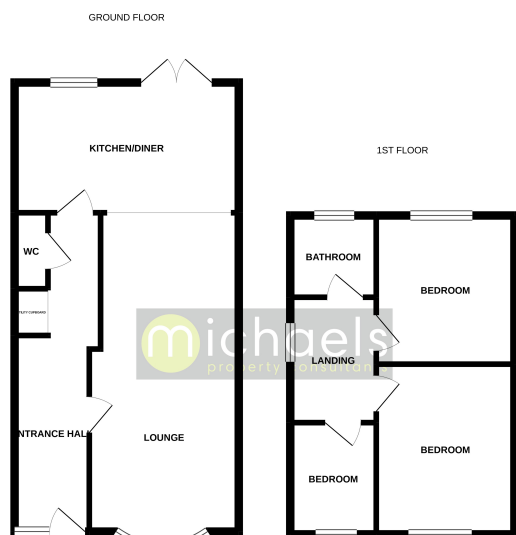
A generous rear garden enclosed by fencing offering patio area which leads to lawn.

Driveway

Shingle driveway to the front.

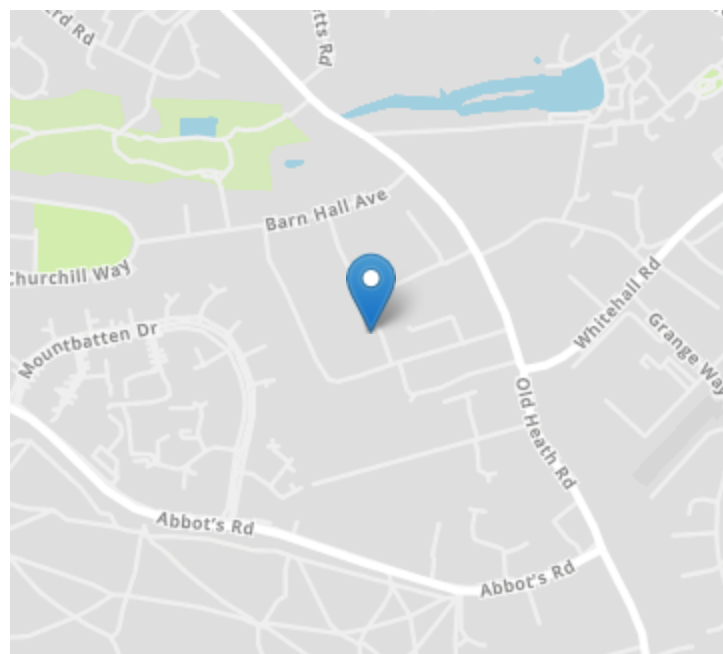
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and other facts are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown are not intended to guarantee any floor plan, or otherwise, or to be used as a guide. Made with Metron 12/22

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.