



- Ideal First Time Purchase Or Investment
- North Colchester Location
- Close To University Of Essex
- Reception Room
- Downstairs Cloakroom
- Large Kitchen
- Three Bedrooms
- First Floor Family Bathroom Suite
- Parking En Bloc
- Private Rear Garden

### 35 Cyril Child Close, Colchester, Essex. CO4 3XU.

Ideal for any first time purchaser or investor is this spacious three bedroom terraced home, positioned to North Colchester and within easy access of a range of local shops, an array of schooling and transport links into Colchester's Town Centre & University Of Essex. The ground floor accommodation provides a large kitchen, spacious living room and downstairs cloakroom. The first is home to two large double bedrooms and a sizeable third bedroom. There is a separate family bathroom suite. This property benefits from a low maintenance private rear garden and benefits from unrestricted parking en bloc. Overlooking a small greensward, we advise early viewings are arranged to avoid disappointment.



# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, under stairs storage, radiator, further doors to:

### Downstairs Cloakroom

Low Level W.C, wash hand basin, tiled walls, radiator, obscure UPVC window to front aspect

### Kitchen



8' 5" x 13' 5" (2.57m x 4.09m) Tiled walls, wall mounted gas boiler, UPVC windows to front aspect, stainless steel sink, drainer and taps over, wall mounted base and eye level units with working surfaces over, space for appliances, inset electric fan assisted oven with four ring hob over and extractor

### Living Room



14' 9" x 13' 1" (4.50m x 3.99m) UPVC windows to rear aspect, radiator x2

## First Floor

### Landing

Stairs to ground floor, further doors to:

### Master Bedroom



9' 6" x 11' 8" (2.90m x 3.56m) Built in storage, UPVC window to front aspect, radiator

### Bedroom Two



9' 6" x 11' 8" (2.90m x 3.56m) UPVC window to rear aspect, radiator

# Property Details.

## Bedroom Three



UPVC window to rear, radiator

## Family Bathroom



UPVC window to front aspect, fully tiled bathroom suite comprising of panel bath with shower over and curtain, pedestal wash hand basin, W.C

## Outside, Garden & Parking



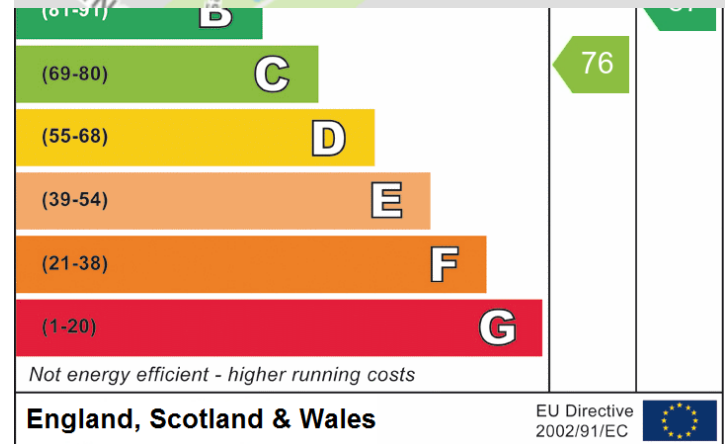
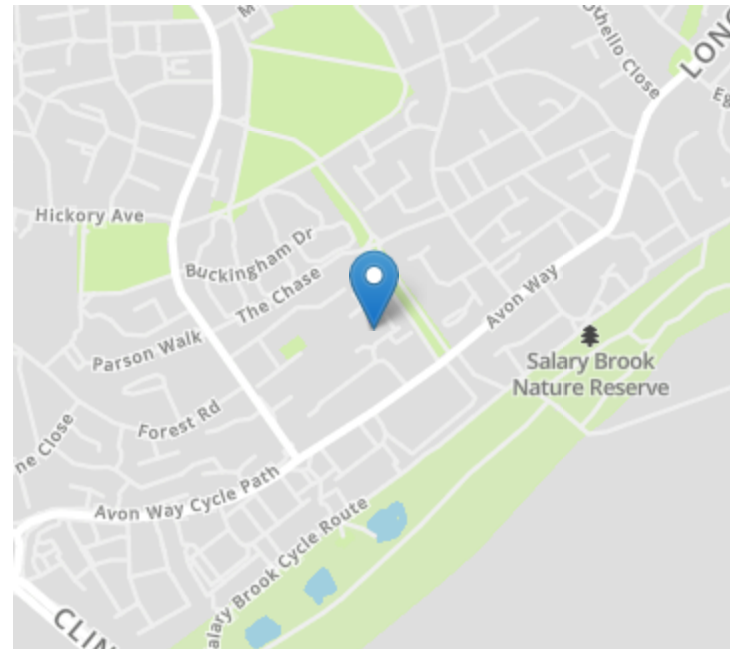
The property benefits from a private rear garden of a low maintenance design. The boundaries are formed by panel fencing and there is a gate providing access to the rear, leading to a pathway to unrestricted parking en bloc. The property occupies a favourable position overlooking a small greensward.

# 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.