



- Sought After Location
- Versatile Accommodation
- High Specification & Contemporary Finishes Throughout
- Low Maintenance Garden
- Ground Floor Contemporary Shower Room
- Modern Kitchen/Dining Area
- Spacious Accommodation
- Easy Access To Colchester's City Centre & A Choice Of Useful Amenities

22 Wych Elm, Colchester, Essex. CO2 8PR.

** Guide Price £300,000 to £325,000 ** Located on the 'The Willows' a sought after area to the south of Colchester is this sizeable four bedroom semi detached property, which has recently refurbished by the current owners and now offers some brilliant living space spread over two floors. The property comprises of entrance hallway, modern ground floor shower room, a fully open plan fitted contemporary kitchen/dining area, a generous living room, a separate study/ground floor bedroom and a further double bedroom to the front, three good size first floor bedrooms and a family bathroom.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, with door then leading into:

Kitchen/Dining Area



19' 4" x 12' 0" (5.89m x 3.66m) Full range of eye level base units, cupboards and work surfaces, UPVC window to front aspect, radiators, integrated dishwasher with further space for appliances.

Shower Room



8' 4" x 4' 7" (2.54m x 1.40m) Obscured window to front aspect, low level W.C, walk in shower, radiator.

Living Room



19' 5" x 10' 6" (5.92m x 3.20m) UPVC patio doors to garden, radiator, fireplace.

Bedroom Four/Study



9' 9" x 9' 5" (2.97m x 2.87m) UPVC window to rear aspect, radiator.

First Floor

Landing

Doors leading to:

Property Details.

Bedroom One



11' 5" x 10' 8" (3.48m x 3.25m) UPVC window to rear aspect, radiator, built in wardrobes.

Bathroom



7' 7" x 5' 6" (2.31m x 1.68m) Low level W.C, hand wash basin, panelled bath, radiator.

Bedroom Two



11' 5" x 8' 8" (3.48m x 2.64m) UPVC window to front aspect, radiator, built in storage.

Outside



Externally the property offers a low maintenance and hard standing area, which could be suitable for either outside dining or entertaining. Further to the rear offers a large workshop/storage shed. Gated access can be found to the side of the property, which leads to the front, offering a generous amount of off road parking.

Bedroom Three



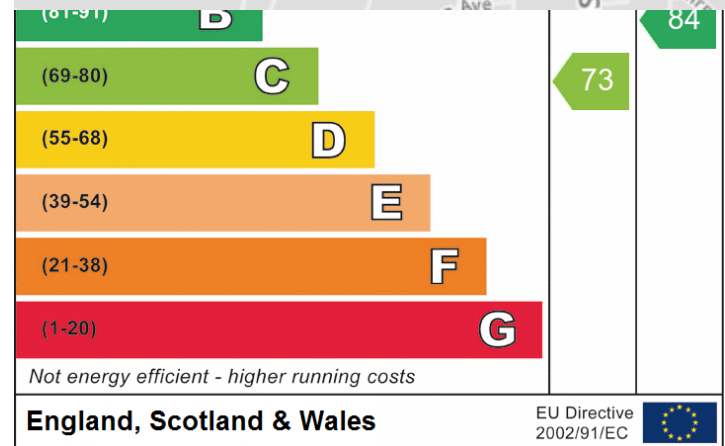
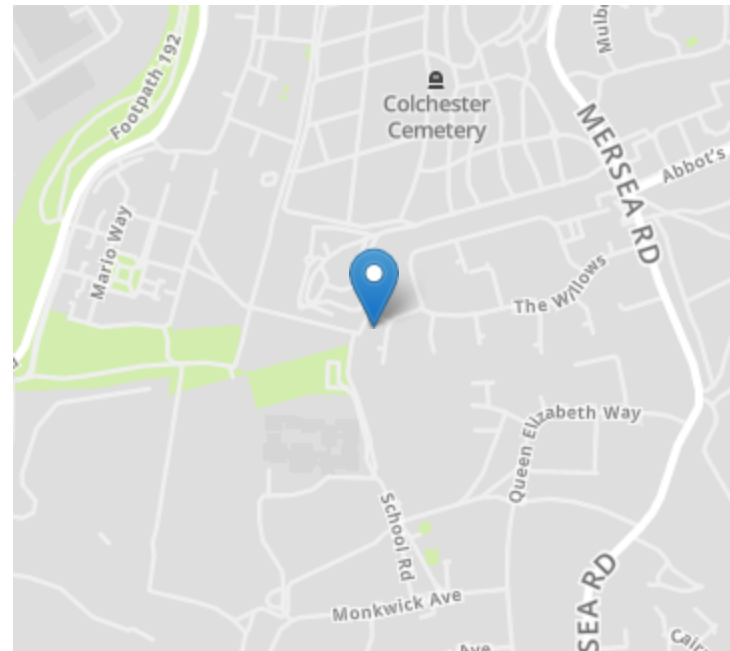
8' 1" x 7' 8" (2.46m x 2.34m) UPVC window to rear, radiator.

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.