



- Three Bedroom Linked-Detached Family Home
- Convenient Access to Elmstead Market and Colchester
- Popular Village Location in Frating
- Off Road Parking for 1-2 Vehicles (Tandem Driveway)
- Garage with Side Access
- Bay-Fronted Living Room with Window Shutters
- Bespoke Cabinetry and Fitted Shelving
- Kitchen and Dining Room with Patio Doors to Garden
- Principal Bedroom with En-Suite Shower Room
- Private and Enclosed Rear Garden with Two Sheds

## 28 Tokely Road, Frating, Colchester, Essex. CO7 7GA.

Situated within the charming village of Frating, this well-presented three-bedroom linked-detached family home offers comfortable living in a desirable semi-rural setting.

Guide price £310,000- £330,000.

Viewings are highly recommended. Please contact a consultant today to arrange your appoint



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Sitting Room



13' 5" x 10' 10" (4.09m x 3.30m)

Dining Area



11' 2" x 8' 10" (3.40m x 2.69m)

## Kitchen



11' 2" x 8' 10" (3.40m x 2.69m)

## First Floor

Landing

Master Bedroom



10' 11" x 10' 8" (3.33m x 3.25m)

En-Suite



8' 2" x 4' 5" (2.49m x 1.35m)

# Property Details.

## Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)

## Bedroom Three

10' 6" x 6' 10" (3.20m x 2.08m)

## Bathroom



6' 10" x 5' 11" (2.08m x 1.80m)

## Outside

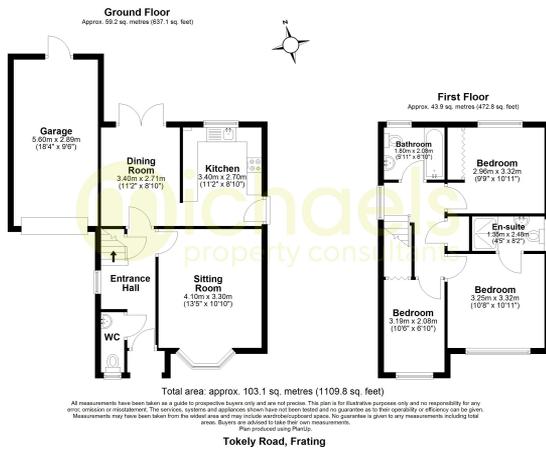
### Garage



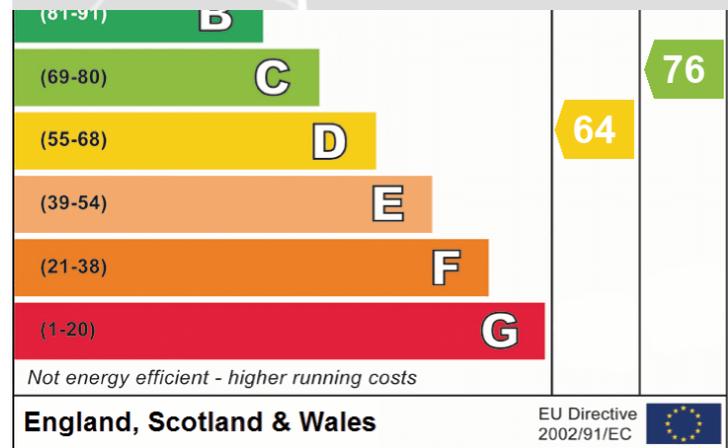
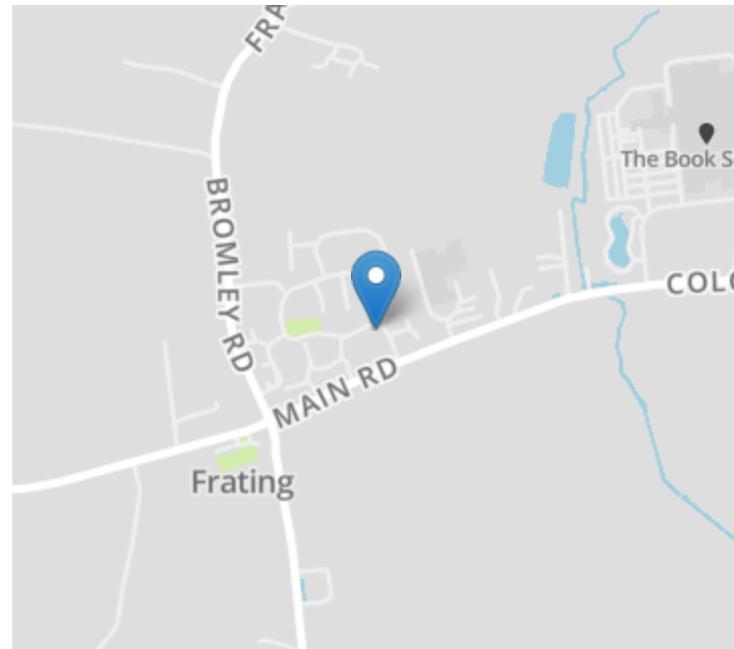
18' 4" x 9' 6" (5.59m x 2.90m)

# 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.