



- Generous Rear Garden
- Bay Fronted Semi-Detached House
- Three Generous Bedrooms
- Within Easy Access Of Colchester City Centre
- In Need Of Modernisation
- Investment Opportunity
- Ideal For A First Time Buyer Or Working Professional
- Open Plan Living

### 63 Old Heath Road, Colchester, Colchester, Essex. CO1 2EX.

A three bedroom Bay Fronted semi-detached house located on the popular Old Heath Road to the South of Colchester offering excellent access to nearby village Rowhedge, The Colchester City Centre, Train Station and a range of other good local amenities including local schooling and shops. Offered to the market with renovation required throughout, this would be an ideal project/starter home for any working professional or first time buyer. Internally you are greeted into the hallway, with inset storage then leading into the living room with large bay window and open access into the dining area, with sliding doors to the rear garden. Completing the ground floor features the kitchen, with plenty of space for appliances. To the first floor offers three generous bedrooms and separate family bathroom. Outside the property offers a large rear garden garden, again in need of maintenance but offers plenty of space for outside dining.



# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, radiator, storage cupboard, door to:

### Living Room



13' 3" x 9' 6" (4.04m x 2.90m) Bay window to front aspect, radiator, open access into:

### Dining Room



14' 7" x 9' 3" (4.45m x 2.82m) Radiator, sliding doors to garden, door to:

## First Floor

### Landing

## Bedroom One



13' 3" x 9' 6" (4.04m x 2.90m) UPVC window to front aspect, radiator.

## Bedroom Two



14' 5" x 9' 2" (4.39m x 2.79m) UPVC window to rear aspect, radiator.

# Property Details.

## Bedroom Three



11' 0" x 7' 2" (3.35m x 2.18m) UPVC window to rear aspect, radiator.

## Bathroom



6' 4" x 5' 7" (1.93m x 1.70m) Low level W.C, vanity wash unit, panelled bath with shower over, radiator.

## Outside

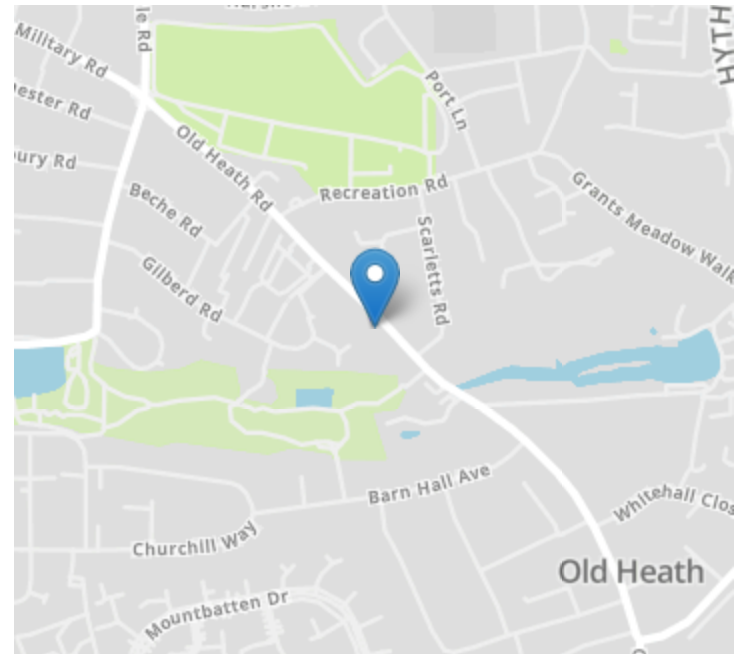


Outside the property offers a large rear garden, again in need of maintenance but offers plenty of space for outside dining. To the front of the property offers on street parking on a first come first serve basis.

# Property Details.

## Floorplans

## 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.