



- Three Bedroom Semi-Detached Family Home
- Potential To Improve
- Three Bedrooms & Two Attic Rooms
- Large Living Room
- Dining Room
- Fitted Kitchen
- First Floor Family Bathroom
- Enclosed Rear Garden & Off Road Parking
- Garage
- No Onward Chain

## 165 Ipswich Road, Colchester, Colchester, Essex. CO4 0EL.

Situated in a prime North Colchester position, this excellent three bedroom semi-detached family home is offered to the open market with the added benefit of no onward chain and ready to be occupied without delay. Within easy access to an array of useful amenities, shops, transport links and schools it offers itself as the ideal family home. Offering any prospective purchase the ideal canvas to improve upon, the property could benefit from modernisation throughout but offers a wealth of both reception and bedroom space throughout. Highlights include; a welcoming entrance hall, fitted kitchen, large living room, dining room, two double bedrooms, sizeable third bedroom and two attic rooms with central heating (not tested) and Velux windows. Outside, any prospective owner will inherit a large front driveway offering off road parking for multiple vehicles, a double width garage and a well-proportioned 'L-shape' garden.



# Property Details.

## Ground Floor

### Entrance Hall

3.9m x 1.79m (12' 10" x 5' 10") Stairs to first floor, wood effect laminate flooring, window to side aspect, entrance door to side aspect, radiator, access to:

### Living Room



4.15m x 3.53m (13' 7" x 11' 7") Window to front aspect, radiator x2, feature gas fireplace, a variety of base and eye level fitted cupboard, ceiling fan, wall mounted lights, wood effect laminate flooring, archway to:

### Dining room



2.73m x 3.2m (8' 11" x 10' 6") Window and door to rear aspect (leading to rear garden), wood effect laminate flooring, door to:

## Kitchen



3.27m x 2.64m (10' 9" x 8' 8") A variety of base and eye level fitted units with worksurfaces over, tiled floor, tiled splashback, inset four ring gas hob with extractor fan over, inset oven, space and plumbing for washing machine, additional cupboards, inset ceramic sink, 1/2 sink, drainer and mixer tap over, window to front aspect

## First Floor

### Landing

Window to front aspect, wood effect flooring, radiator, ladder to loft rooms, doors to:

### Master Bedroom



3.53m x 3.52m (11' 7" x 11' 7") Window to front aspect, radiator, inset cupboard

# Property Details.

## Bedroom Two



3.57m x 3.06m (11' 9" x 10' 0") Window to rear aspect, radiator, inset cupboard, ceiling fan

## Bedroom Three



2.99m x 2.55m (9' 10" x 8' 4") Window to front aspect, fitted wardrobe/storage

## Bathroom



Window to rear aspect, bath with shower hose attachment, vanity wash hand basin, shower cubicle, W.C., radiator, tiled walls and floor

## Second Floor

### Attic roomRoom (1)

2.71m x 2.55m (8' 11" x 8' 4") Velux window to front aspect, radiator, eaves storage

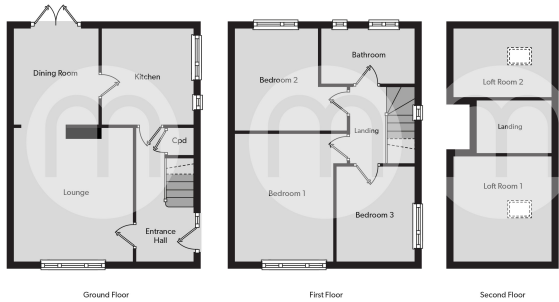
### Attic Room (2)



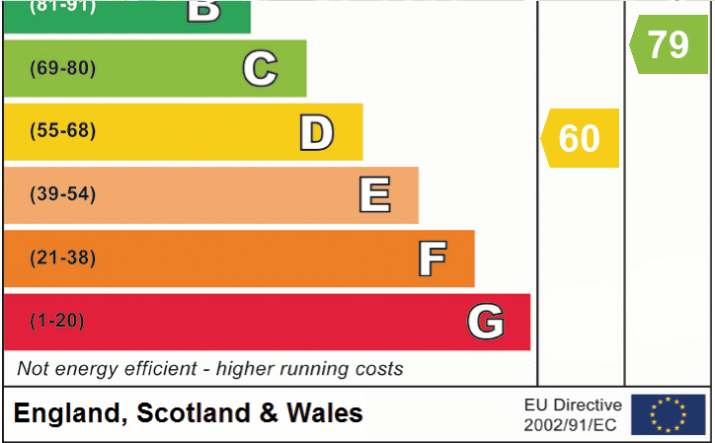
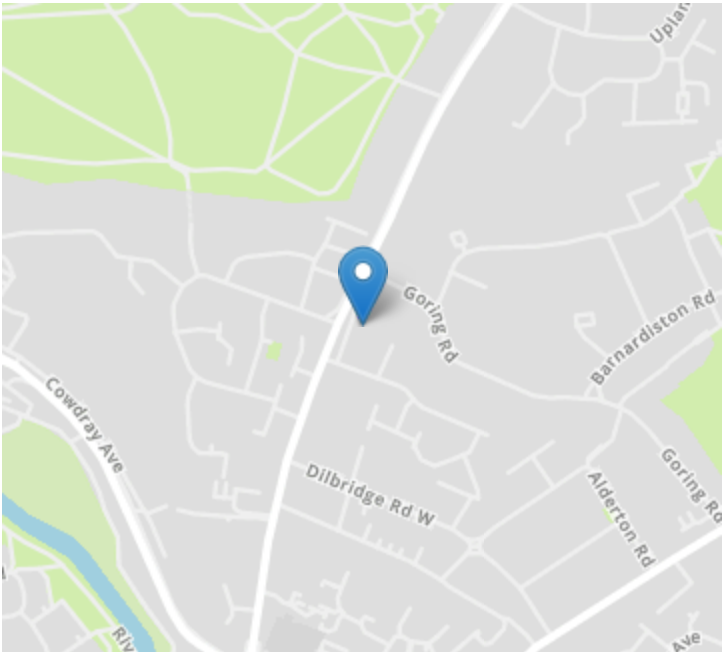
2.71m x 2.63m (8' 11" x 8' 8") Velux window to front aspect, eaves storage, radiator

# 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.