



- North Colchester
- Spacious Three Bedroom Semi-Detached Home
- Occupying A Favorable Plot & Generous Rear Garden
- Off Road Parking & Garage
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen With Tiled Wall Finish
- Family Bathroom
- Offered with No Onward Chain

26 Churnwood Road, Colchester, Essex. CO4 3HG.

An excellent opportunity has arisen to purchase this deceptive three bedroom semi-detached home, positioned to the North of Colchester, in need of light modernisation and within close proximity of an array of excellent local amenities. This property allows any prospective purchaser to put their 'own stamp' on it and although requires modernisation in some areas, it has been cleared and cleaned throughout and presents itself as a blank canvass. There is a modern fitted kitchen with a tiled wall finish and high gloss modern units, leaving only the family bathroom to upgrade if one desires. The living area is well proportioned and features dual aspect windows.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor, under stairs storage cupboard housing electric meter, radiator, doors to:

Kitchen



8' 8" x 8' 4" (2.64m x 2.54m) UPVC window to rear and door to side, range of base and eye level units with work surface over, inset sink unit with tap and drainer, tiled splash backs, four ring gas hob with oven under, space for washing machine and fridge/freezer.

Lounge/Diner



23' 0" x 11' 8" (7.01m x 3.56m) UPVC window to front, patio doors to rear, gas fire, radiator.

First Floor

Landing

UPVC window to side, loft access, doors to:

Bedroom One



12' 2" x 9' 9" (3.71m x 2.97m) UPVC window to front, storage cupboard, radiator.

Bedroom Two



10' 3" x 9' 2" (3.12m x 2.79m) UPVC window to rear, storage cupboard, airing cupboard, radiator.

Property Details.

Bedroom Three



9' 8" x 7' 9" (2.95m x 2.36m) UPVC window to front, radiator.

Family Bathroom



Obscure windows to side and rear, panel bath, , low level WC, pedestal wash hand basin, fully tiled walls, wood flooring.

Outside

Garden



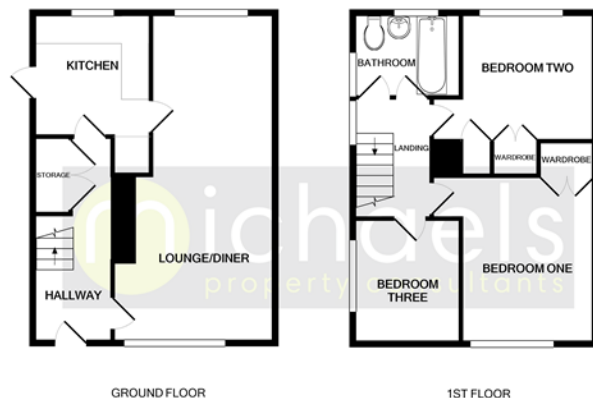
This property occupies a generous plot and features a large private mature garden. The garden is predominantly laid to lawn and features tree and shrub borders. There is a feature pond and the added advantage of a timber shed and summer house to remain.

Garage & Parking

To the front of the property, a generous amount of off road parking can be found, for multiple vehicles. There is a well maintained front garden, predominantly laid to lawn and access to the side (leading to the rear garden). Access to the garage is via an up and over door and features full power and lighting.

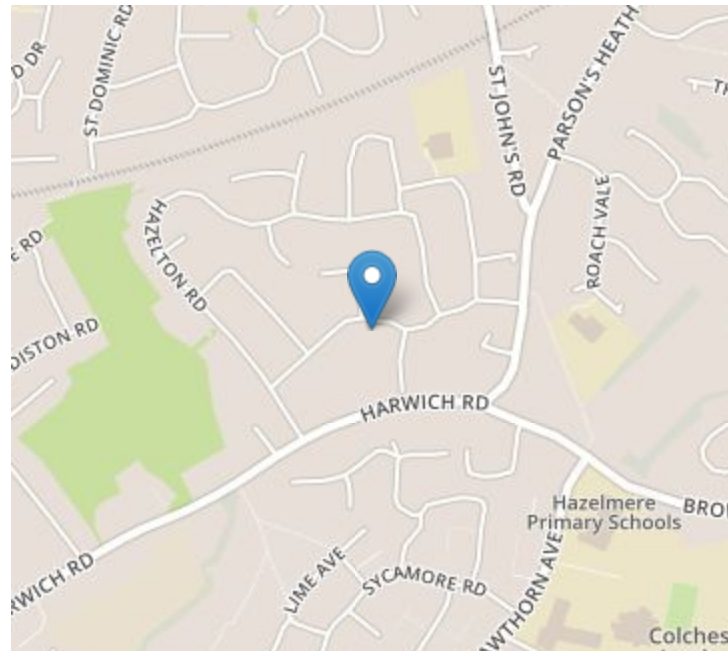
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.