



- A Beautifully Presented Three Bedroom Town House
- Boasting Generous Accommodation Across Three Spacious Floors
- Ground Floor Cloakroom
- Impressive Kitchen-Diner With Integrated Appliances
- Two En-Suite Shower Rooms
- First Floor Family Bathroom
- Three Double Bedrooms
- First Floor Reception Room
- Garage En-Bloc
- Private & Enclosed Generous Rear Garden

37 Garland Road, Colchester, Colchester, Essex. CO2 7GE.

****Guide Price £350,000 - £375,000**** A beautiful and well-appointed example of a three bedroom middle terrace town house, showcasing modern living to a very high standard, whilst boasting a generous amount of both reception and bedroom accommodation throughout. Set within central Colchester a moments from the city centre, home to; independent shops, boutiques, restaurants/bars and leisure facilities - it offers city centre living at a very high standard. It is also within easy reach of Colchester's city centre station and provides access into central London within the hour, ideal for the working professional.



Property Details.

Ground Floor

Entrance Hall

12' 6" x 4' 4" (3.81m x 1.32m) Entrance door to front aspect, radiator, stairs leading to first floor, doors and access to:

Ground Floor Cloakroom

7' 3" x 7' 2" (2.21m x 2.18m) Window to front aspect with fitted shutters, radiator, W.C, wash hand basin, wall mounted cupboards

Kitchen-Diner



27' 8" x 12' 6" (8.43m x 3.81m) A modern fitted kitchen-diner comprising of; a range of fitted base and eye level units with worksurfaces over, inset sink, drainer and mixer tap over, drawers under, inset gas hob with extractor fan over and glass upstands, integrated oven and grill, fridge/freezer, dishwasher, radiator, windows to rear aspect, patio doors to rear aspect (leading to rear garden), large under stairs storage cupboard

First Floor

First Floor Landing

Stairs to ground and second floor, doors and access to:

Bedroom Three

10' 4" x 10' 4" (3.15m x 3.15m) Window to rear aspect with fitted shutters, radiator, built in wardrobes

Family Bathroom



Panel bath, pedestal wash hand basin, W.C, 1/2 tiled walls, radiator

Reception Room



12' 8" x 12' 6" (3.86m x 3.81m) Windows to front aspect, radiator, communication points

Second Floor

Second Floor Landing

Stairs to first floor, doors and access to:

Property Details.

Bedroom Two



12' 4" x 9' 4" (3.76m x 2.84m) Window to rear aspect with fitted shutters, radiator, door to:

En-Suite (Master Bedroom)



Fully tiled en-suite shower room benefitting from; ; Vanity wash hand basin, shower cubicle, W.C, radiator

En-Suite (Bedroom Two)



Fully tiled en-suite shower room benefitting from; shower cubicle, W.C, vanity wash hand basin, radiator

Outside, Garden, Parking & Garage

Outside, this family home comes complete with a private and enclosed rear garden. The garden has been upgraded with a beautiful pergola which the owners will be taking with them, featuring an electric retractable roof and offers maximum privacy. It also benefits from inset spotlighting. Furthermore, the added benefit of a garage is available en-bloc, accessible via secure gated rear access from the garden. Residents permit parking is available on road, whilst guest permits are also available.

Additional Information

We have been informed that there is an annual estate charge applicable to this property of circa £150.00p per annum, which maintains the immediate development, its amenities and surrounding areas. We advise all interest parties confirm this information and the amount payable with their appointed conveyancer, at an early stage of their conveyance to prevent any discrepancy.

Master Bedroom



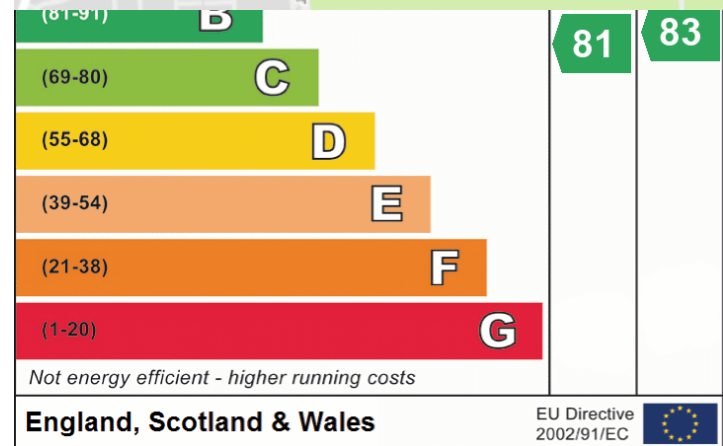
12' 9" x 10' 6" (3.89m x 3.20m) Window to front aspect with fitted shutters, bedside downlighters (subject to negotiation), radiator, built in wardrobes, access to:

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.