



- Guide Price £320,000 - £340,000
- Within Striking Distance To Colchester North Station
- Edwardian Semi Detached Family Home
- Two Generous Reception Rooms
- Breakfast Room
- Fitted Kitchen
- Three Sizeable Bedrooms
- Family Bathroom & Cloakroom
- Private Rear Garden

## 145 North Station Road, Colchester, Essex. CO1 1UX.

GUIDE PRICE £320,000 - £340,000. Located a few minutes walk to Colchester North Station, within sought after primary & secondary school catchments and offering a wealth of amenities is this beautifully presented Edwardian Bay fronted semi-detached family home. Internally this spacious property comprises of a welcoming entrance hall with stunning stained glass windows, two generous reception rooms both with open fire places, breakfast room, fitted kitchen with garden aspect, three double first floor bedrooms and family bathroom. Externally there is a beautifully kept private rear garden with side access and an outdoor toilet. The property benefits from on road residents parking.



# Property Details.

## Ground Floor

### Entrance Hall

Stained glass entrance door, stairs rising to first floor, radiator, under stairs storage cupboard, doors leading to;

### Living Room



15' 4" x 12' 5" (4.67m x 3.78m) Bay window to front aspect, TV and telephone points, picture rails, open fire place with mantle surround, radiator.

### Dining Room



12' 9" x 10' 8" (3.89m x 3.25m) French doors to rear aspect, open fire place with mantle surround, radiator.

### Breakfast Room



10' 4" x 10' 1" (3.15m x 3.07m) Window and door to side aspect, open fire place with mantle surround, pantry cupboard, radiator.

### Kitchen



10' 5" x 6' 5" (3.17m x 1.96m) Windows to side and rear aspect, range of base and eye level units with work surface over, plumbing for washing machine, inset stainless steel sink unit with tap and drainer, tiled splash backs, gas oven (STN), four ring gas hob, space for fridge/freezer (STN), wall mounted gas boiler, tiled floor.

## First Floor

### Landing

Loft access, doors leading to;

# Property Details.

## Bedroom One



15' 8" x 15' 2" (4.78m x 4.62m) Bay window to front and window to side aspect, cast iron fire place, radiator.

## Bedroom Three



12' 0" x 10' 4" (3.66m x 3.15m) Sash window to rear aspect, radiator, built in wardrobe.

## Bedroom Two



16' 7" x 12' 9" (5.05m x 3.89m) Sash window to rear aspect, cast iron fire place, built in wardrobe, radiator.

## Garden



The beautifully kept rear garden comprises of a paved patio with lawn areas, flower beds, tree and shrubs, garden shed, tap, brick built outbuilding with a low level WC, the rear garden is fully enclosed by newly fitted panel fencing to the southern boundary and chain link with shrubs and trees to the northern boundary, secure gated side access.

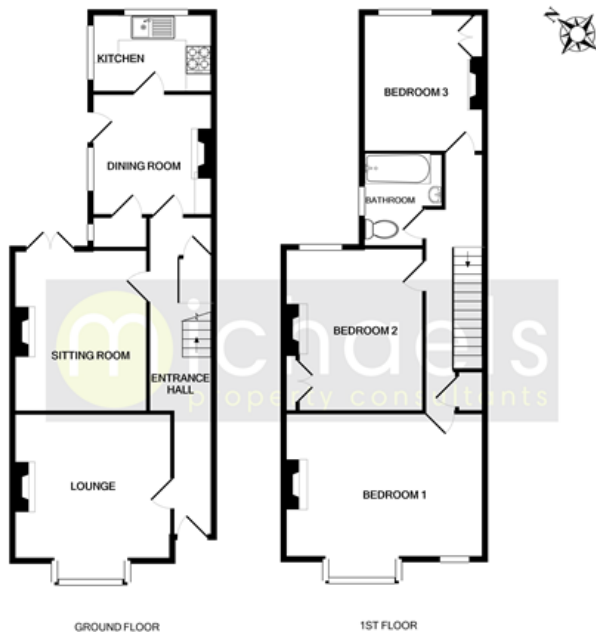
## Bathroom



Sash window to side aspect, low level WC, pedestal wash hand basin, panel bath with mixer taps and shower over, fully tiled walls, radiator.

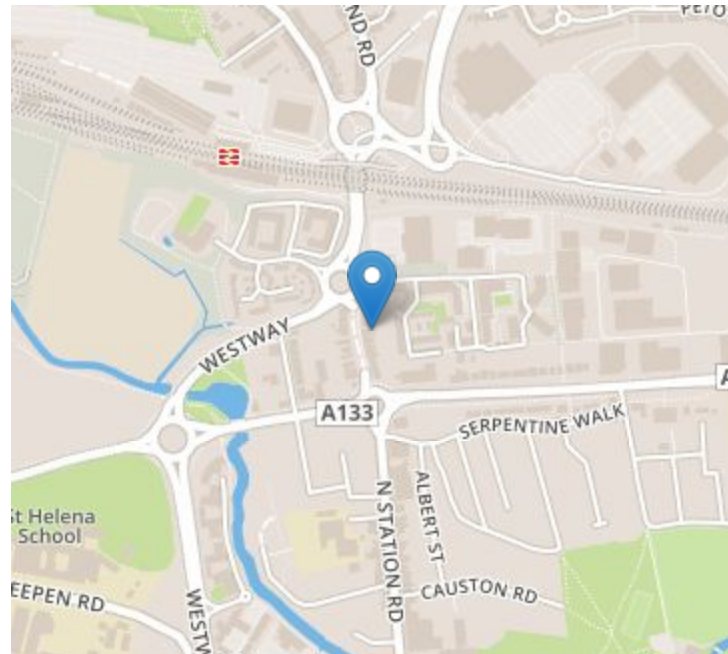
# Property Details.

## Floorplans

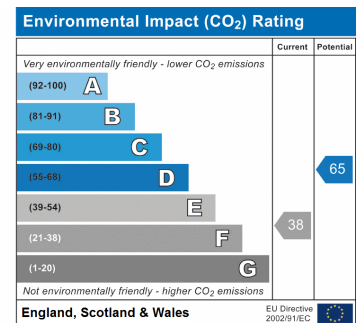
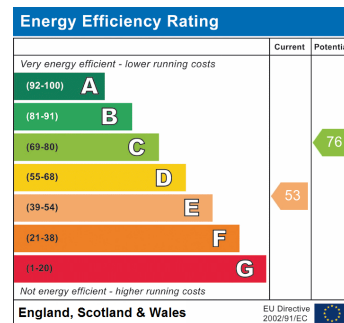


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.