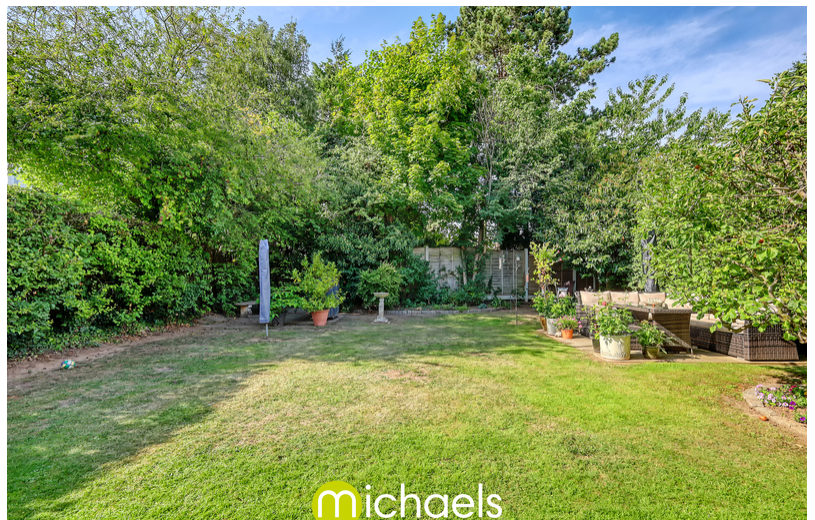




- A Well-Proportioned Four Bedroom Detached House
- Close To Exceptional Schools & Colchester's City Centre
- Poets Corner Location
- Large Living Room With Feature Fireplace
- Dining Room With Gardens Views & Access
- Well-Equipped Kitchen-Diner
- Utility & Integral Garage Access
- En-Suite To Master Bedroom
- First Floor Bathroom
- Generously Proportioned Enclosed Rear Garden & Off Road Parking

## 29 Wordsworth Road, Colchester, Essex. CO3 4HR.

Wordsworth Road – Poets Corner, CO3 – West Colchester A beautifully presented four-bedroom detached family home, ideally situated in the sought-after Poets Corner area on the Lexden/Prettygate border. The location offers excellent access to highly regarded schools, including the Outstanding Ofsted-rated Home Farm Primary School, as well as nearby Royal Grammar School and Colchester County High School for Girls. Scenic walks in Lexden Park are just moments away, with regular bus routes to the city centre and its wide range of amenities.



Call to view 01206 576999



michaels

# Property Details.

## Ground Floor

Entrance Porch

Entrance Hall

Cloakroom

Kitchen/Breakfast Room



21' 11" x 14' 3" (6.68m x 4.34m)

Utility Room

8' 2" x 8' 0" (2.49m x 2.44m)

Integral Garage

16' 5" x 8' 2" (5.00m x 2.49m)

## Living Room



18' 1" x 15' 11" (5.51m x 4.85m)

## Dining Room



13' 7" x 9' 10" (4.14m x 3.00m)

## First Floor

### Landing

### Master Bedroom



21' 3" x 13' 3" (6.48m x 4.04m)

# Property Details.

En-Suite Shower Room



6' 11" x 5' 9" (2.11m x 1.75m)

Bedroom Four



10' 0" x 9' 6" (3.05m x 2.90m)

Bedroom Two



13' 1" x 13' 1" (3.99m x 3.99m)

Bathroom



7' 9" x 7' 7" (2.36m x 2.31m)

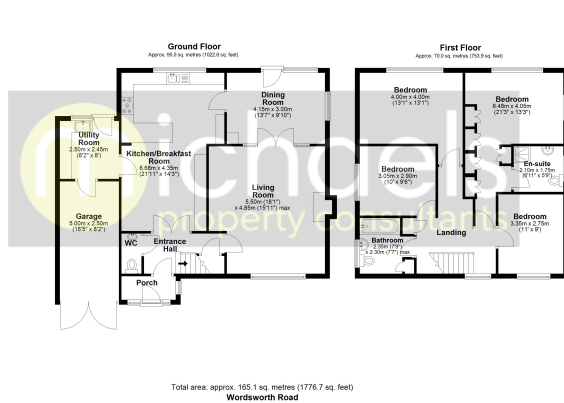
Bedroom Three



11' 0" x 9' 0" (3.35m x 2.74m)

# 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.