




- Exceptionally Presented And Upgraded Throughout
- Off Road Parking For Two Vehicles
- Large Rear Garden
- Two Reception Rooms
- Modern Bathroom & Separate Shower Room
- Stunning Early 1930's Bay Fronted Semi-Detached House
- Three Well Proportioned Bedrooms
- Excellent A12 And Town Centre Access
- Modern Kitchen

**106 Ipswich Road, Colchester, Essex.
CO4 0AA.**

* Guide Price £325,000 - £350,000* A prime example of a stunning early 1930's heavily extended, bay fronted semi-detached house positioned on an elevated plot with excellent access to the Colchester Town Centre, The A12 and both Colchester town and north mainline train stations with links to London Liverpool Street. Offering generous accommodation spread over two floors, this superb home has been meticulously upgraded and much improved by the current owner, having undergone a full programme of refurbishment.



Call to view 01206 576999 

Property Details.

Ground Floor

Inner Porch

Main door leading into porchway, radiator, door to:

Cloakroom

low level W.C, obscured window to front, vanity unit, Victorian style tiled flooring.

Hallway

Radiator, telephone point, stairs rising to first floor, wood laminate flooring, door to:

Reception Room



13' 0" x 9' 9" (3.96m x 2.97m) UPVC bay window to front aspect, radiator.

Living Room



13' 9" x 11' 9" (4.19m x 3.58m) UPVC sliding door to rear aspect, wood effect flooring, feature fireplace.

Kitchen



13' 8" x 7' 6" (4.17m x 2.29m) Full range of high specification units, cupboards and work surfaces, breakfast bar area, electric oven with four ring hob, extractor fan above, UPVC window to rear aspect, spot lighting, space for washing machine, UPVC door to side.

First Floor

Landing

Access to shower room, access to loft hatch.

Master Bedroom



13' 6" x 9' 9" (4.11m x 2.97m) UPVC window to rear aspect, radiator, feature fireplace, spot lighting.

Property Details.

Bedroom Two



12' 0" x 11' 0" (3.66m x 3.35m) UPVC window to front aspect, spot lighting, inset storage cupboard.

Bedroom Three



9' 9" x 7' 3" (2.97m x 2.21m) UPVC window to rear aspect, radiator.

Bathroom



8' 9" x 6' 9" (2.67m x 2.06m) Low level W.C, panelled bath with shower attached, vanity wash unit, tiled walls and flooring, radiator, obscured window to rear aspect.

Outside



Externally the property offers an extensive rear garden, enclosed by panel fencing and surrounded by an array of hedges, bushes and plant boarders. To the front of the garden offers a raised decking area with stairs leading to bed of single. To the front of the property provides off road parking for two cars.

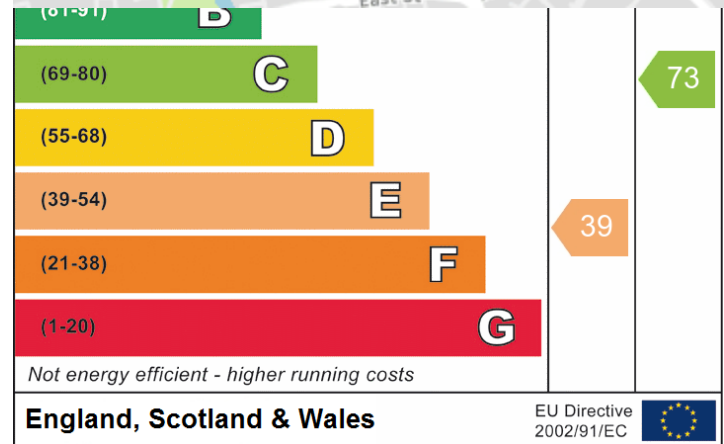
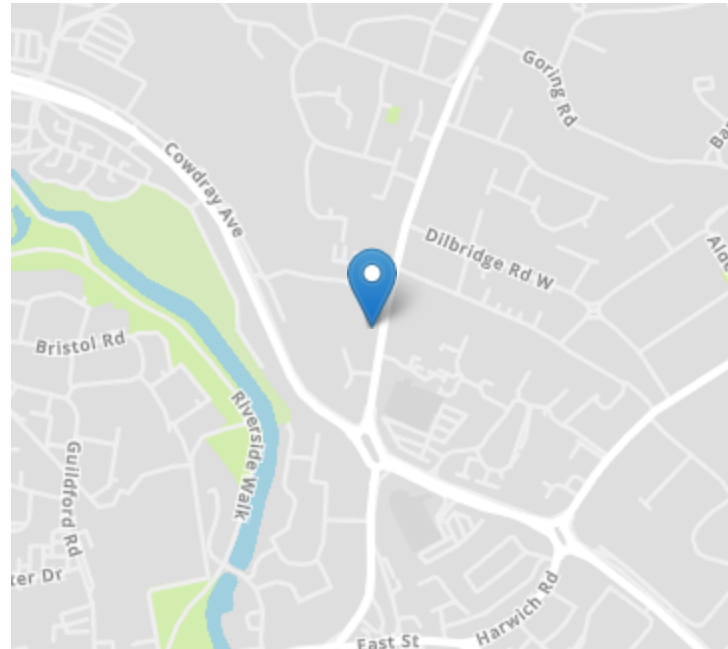
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans, contained here, measurements of spaces, lengths, widths and floor areas are for guidance only and are not intended to be relied upon for any purpose. The services, systems and appliances shown here are for information only and do not constitute a guarantee. The services, systems and appliances shown here are for information only and do not constitute a guarantee. For more information, please contact your agent.

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.