



- Ideal First Time Purchase Or Investment Opportunity
- Popular 'New Town' District Of Colchester
- Within Close Proximity To City Centre & Station
- No Onward Chain
- Within Striking Distance Of An Array Of Amenities
- Off Road Parking & Garage
- Impressive Rear Garden
- Utility & Downstairs Cloakroom
- Three Generous Bedrooms

## 58 Bourne Road, Colchester, Colchester, Essex. CO2 7LP.

An opportunity to purchase this truly versatile and impressive three bedroom semi detached home. Positioned within the highly popular area of 'New Town' in Colchester, with excellent access to the picturesque Bourne Mill, Colchester Recreation Ground, City Centre with its vast array of high class shops, restaurants and central train station - offering connecting trains to London Liverpool Street Station. With all of this considered, it makes the ideal first time purchase and home for working professionals alike.



# Property Details.

## Ground Floor

### Entrance Hallway

Main door into hallway, storage cupboard, radiator, stairs to first floor, door to:

### Dining Area



14' 4" x 10' 3" (4.37m x 3.12m) Box bay window to front aspect, radiator, access into:

### Kitchen



10' 0" x 7' 7" (3.05m x 2.31m) Range of base and eye level units, cupboards and work surfaces, radiator, four ring gas hob with electric fan assisted oven, door into:

### Utility Room



14' 6" x 6' 8" (4.42m x 2.03m) Range of cupboards and work surfaces, space for appliances, radiators, stainless steel sink/drainage, UPVC door and window to rear aspect, door to:

### Cloakroom

Low level W.C.

### Living Room



15' 7" x 11' 5" (4.75m x 3.48m) UPVC sliding doors to garden, radiator.

## First Floor

### Landing

Access to loft hatch, door leading to:

# Property Details.

## Bedroom One



15' 7" x 10' 9" (4.75m x 3.28m) UPVC windows to front aspect, radiator.

## Bedroom Two



10' 5" x 9' 5" (3.17m x 2.87m) UPVC window to rear aspect, radiator.

## Bedroom Three



10' 5" x 8' 9" (3.17m x 2.67m) UPVC window to side aspect, radiator.

## Bathroom



6' 8" x 4' 8" (2.03m x 1.42m) Obscured window to rear aspect, low level W.C, panelled bath with shower over, vanity wash unit, low level.

## Outside

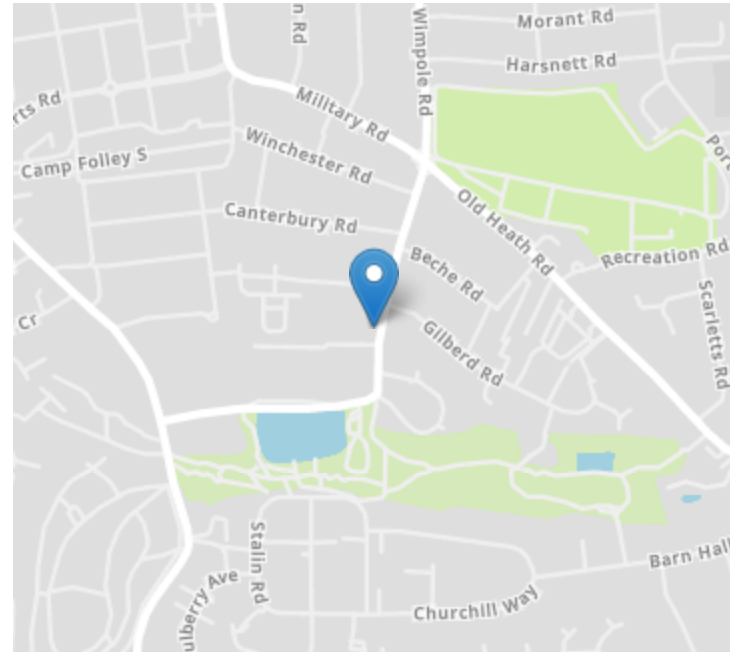


Outside, the property enjoys a fully enclosed, low maintenance rear garden which has been well maintained by the current owners, surrounded by panel fencing and predominantly laid to lawn with a shed and green house to remain. Further to the rear offers a large garage with an electric up and over door. The garage and parking can be accessed by a separate side road adjacent to Bourne Road.

# 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.