



- Two/Three Middle Terrace Property
- South Colchester
- Fitted Kitchen
- Family Bathroom Suite
- Three Well Proportioned Bedrooms
- Close To Amenities
- Excellent Bus Transport Into Colchester's Town Centre
- Private Rear Garden & Detached Garage

**42 Fingringhoe Road, Colchester, Essex.  
CO2 8EB.**

This spacious and deceptive two/three bedroom mid-terraced property is situated to the South of Colchester and would prove to make the ideal first time purchase or investment for any prospective purchaser. Highlights of the ground floor accommodation include two spacious reception rooms, fitted kitchen with space for appliances and a ground floor bathroom. The first floor comprises of two double bedrooms and a well-proportioned third bedroom which is accessed via Bedroom One. This could be utilised in many ways or changed bringing the bathroom upstairs should any prospective purchaser be wanting a first floor bathroom suite.



# Property Details.

## Ground Floor

### Entrance Porch

Steps to:

### Living Room



11' 4" x 10' 5" (3.45m x 3.17m) UPVC window to front, radiator.

### Dining Room



16' 7" x 14' 6" (5.05m x 4.42m) UPVC window to front, stairs to first floor, under stairs cupboard, TV and telephone points

## Kitchen



14' 5" x 6' 7" (4.39m x 2.01 m) UPVC window to side, range of base and eye level units with roll edge work surface over, inset stainless steel one and a half bowl sink unit with tap and drainer, plumbing for washing machine, electric hob with extractor hood over, electric oven, dishwasher, integrated, fridge/freezer, combi boiler, radiator.

### Rear Lobby

Door to side.

### Family Bathroom



UPVC frosted window to rear, low level WC, pedestal wash hand basin, corner bath with mixer taps, part tiled walls, chrome heated towel rail.

# Property Details.

## First Floor

### Landing

Loft access.

### Bedroom Two



10' 6" x 11' 1" (3.20m x 3.38m) UPVC window to front, radiator.

### Bedroom One



11' 3" x 11' 1" (3.43m x 3.38m) UPVC window to rear, double built in wardrobe, radiator.

### Bedroom Three

14' 5" x 6' 6" (4.39m x 1.98m) UPVC window to rear, storage cupboard, radiator.

## Garden, Parking & Garage



As previously mentioned, this property features a private rear garden which features a raised decking area with steps leading down to a small patio area, home to an array of attractive potted plants & shrubs. The gardens boundaries are formed by brick walls and there is access to the detached garage to the rear of garden. The garage is larger than average in length and features full power. Off road parking can be found in the front of the garage for one vehicle.

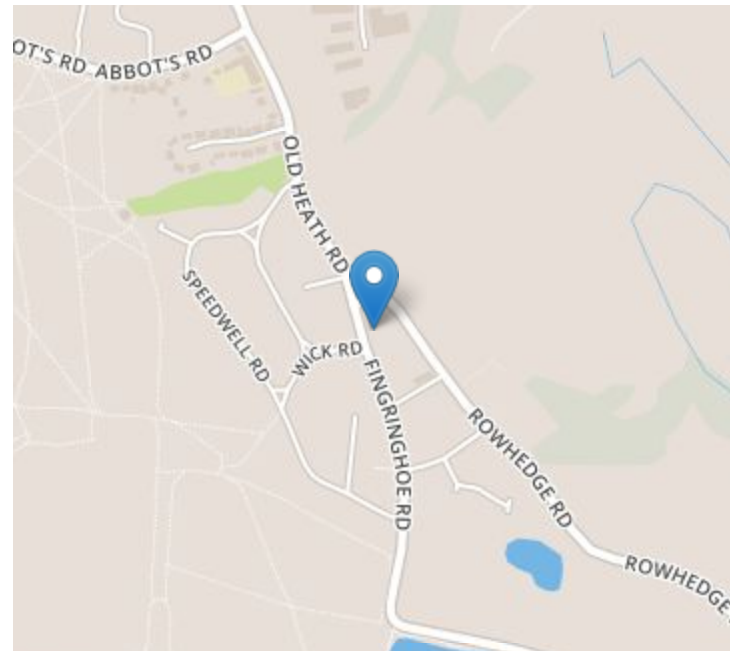
# Property Details.

## Floorplans

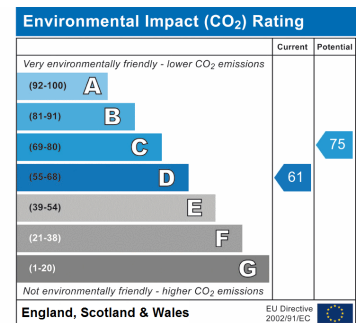
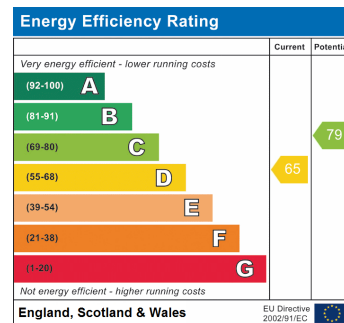


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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