



- A Charming Three Bedroom Semi-Detached Period Home
- Close To Colchester's City Centre & Amenities
- Boasting A Wealth Of Character And Original Features
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Four Piece Family Bathroom Suite
- Large Kitchen
- Two Reception Rooms
- Parking & Garden
- Outbuilding & Storage
- Offered To Market On A Chain Free Basis

Halfway House, Layer Road, Kingsford, Colchester, Essex. CO2 0HR.

**** Guide Price £400,000 - £435,000**** An imposing and iconic three bedroom semi-detached period home, dating back to the mid-Victorian era, circa 1850 and boasts a wealth of period charm and character throughout. Residing to the South of Colchester's colourful and historic city centre, this home is set back from Layer Road with mature hedge row and offers off road parking to the rear. Highlights include; a welcoming entrance hall, two generous reception rooms, a spacious kitchen, two large double bedrooms, sizeable third bedroom and four piece first floor family bathroom. Outside, the property benefits from a private side garden, with an array of outbuildings and brick storage shed, all of which could be upgraded and improved to suit a range of uses. Offered to market with no onward chain.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect (to entrance porch), radiator, parquet flooring, stairs to first floor, door to rear aspect (leading to rear garden), doors and access to:

Reception Room



15' 3" x 9' 0" (4.65m x 2.74m) Window to front and rear aspect, parquet flooring, feature fireplace, radiator, communication points

Dining Room



11' 8" x 11' 1" (3.56m x 3.38m) Windows to front and side aspect, parquet flooring, radiator, feature fire place, door and access to:

Kitchen



3.45m x 3.42m (11' 4" x 11' 3") A range of fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, stoves dual range oven with extractor fan over, space under-counter for washing machine, fridge/further appliance, tiled floor, window to side and rear aspect

First Floor

First Floor Landing

Stairs to ground floor, inset storage cupboard, doors and access to:

Master Bedroom



14' 0" x 13' 3" (4.27m x 4.04m) Window to side and rear aspect, radiator, wood effect LVT flooring, inset storage

Property Details.

Bedroom Two



14' 0" x 12' 2" (4.27m x 3.71 m) Window to front and side aspect, radiator

Bedroom Three



11' 7" x 9' 10" (3.53m x 3.00m) Window to front aspect, wood effect LVT flooring, radiator, feature fireplace

Family Bathroom



Tiled four piece family bathroom suite comprising of; bath, pedestal wash hand basin, W.C, corner shower cubicle, tiled floor, window to rear aspect, wall mounted mirror, tiled flooring

Outside, Garden & Parking

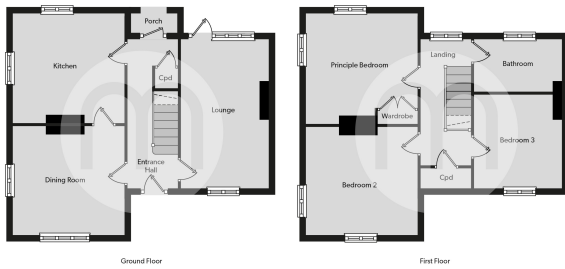


Outside, the property benefits from a private side garden, with an array of outbuildings and brick storage shed, all of which could be upgraded and improved to suit a range of uses. There is also an outside W.C.

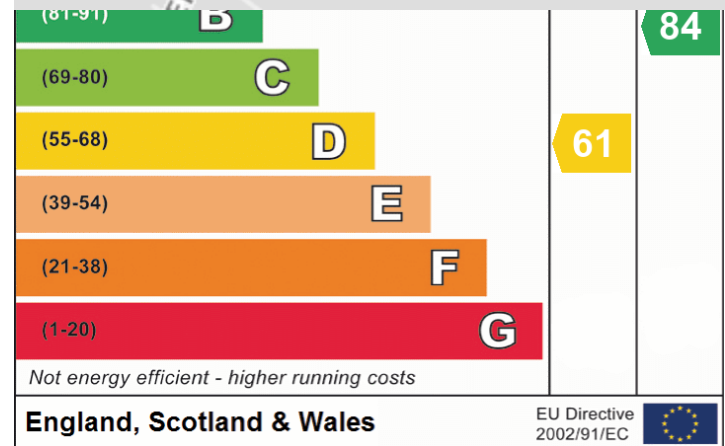
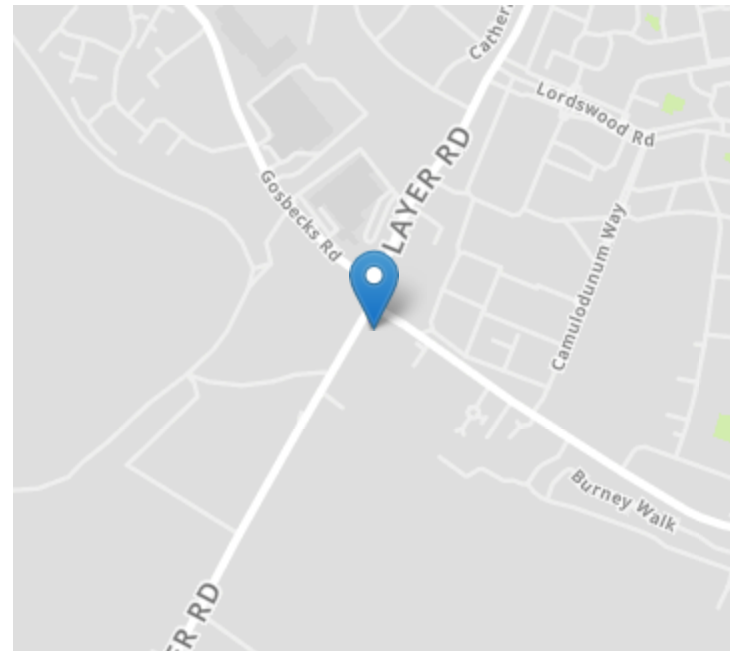
To the rear of the property and access via a gate, access is provided to a large driveway providing off road parking for multiple vehicles.

Property Details.

Floorplans



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.