



- An Exceptional & Upgraded Three/Four Bedroom Town House
- Dining Room
- Fully Integrated Upgraded Kitchen
- Ground Floor Cloakroom
- Impressive First Floor Living Room With Media Unit
- Generous Bedrooms
- Luxury Family Bathroom & En-Suite Shower Room
- Home Security System
- Landscaped Low Maintenance Garden
- Allocated Parking & Residents Permit Parking Scheme

## 84 Garland Road, Colchester, Essex. CO2 7GD.

**\*\*No Onward Chain!!\*\*** Michaels Property Consultants are delighted to offer to the open market this improved and upgraded three bedroom town house, situated moments from Colchester's historic and vibrant city centre and complete with enviable specifications. Offering modern day living across three generous floors of accommodation, it proves ideal for the expanding family. Nearby and located in the city centre is an array of shops, restaurants, bars and leisure facilities. For the working professional(s), Colchester's city centre station is close by and offers connecting trains to London Liverpool Street Station. For those who enjoy the outdoors, Abbey Fields offers a large open green space of which to enjoy and is ideal for avid dog walkers.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

### Dining Room



10' 6" x 8' 10" (3.20m x 2.69m)

### Downstairs Cloakroom

### Kitchen



10' 10" x 14' 9" (3.30m x 4.50m)

## First Floor

### Landing

## Reception Room



11' 11" x 14' 9" (3.63m x 4.50m)

## Bedroom Two



14' 0" x 8' 10" (4.27m x 2.69m)

## Second Floor

### Second Floor Landing

# Property Details.

## Bathroom



6' 6" x 5' 7" (1.98m x 1.70m)

## En-Suite Shower Room



6' 5" x 5' 7" (1.96m x 1.70m)

## Bedroom Three



12' 7" x 6' 7" (3.84m x 2.01m)

## Master Bedroom



15' 5" x 8' 10" (4.70m x 2.69m)

## Outside

### Outside, Garden & Parking

Venture outside and a low maintenance garden awaits. The garden has been landscaped with IPE Brazilian walnut hard wood decking, artificial lawn, enclosed flower beds and a raised decking to the rear is enclosed by an attractive timber BBQ enclosure. Secure gated rear access leads to a residents parking area, where allocated parking for one vehicle can be found. Further parking is accessible on road via a residents permit parking scheme, with visitors permits available.

### Additional Information

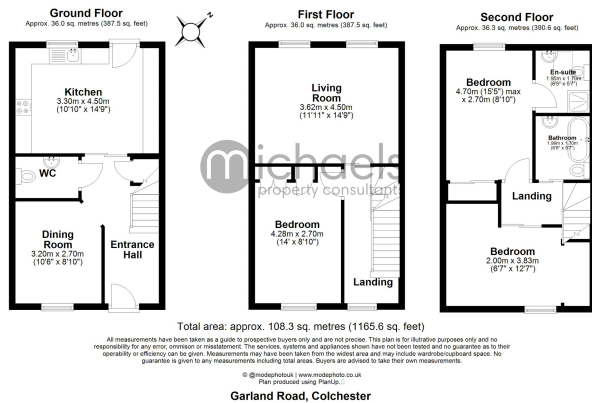
We have been advised that this property is subject to an annual estate charge, payable to Trinity Estates (management company) of approximately £110.00p per annum. We advise all interested parties to confirm this information with their respective solicitors to prevent any discrepancy, at an early stage of their conveyance to prevent any discrepancy.

Please note the fourth bedroom is dependent on how the reception rooms are used, with the town house layout considered.

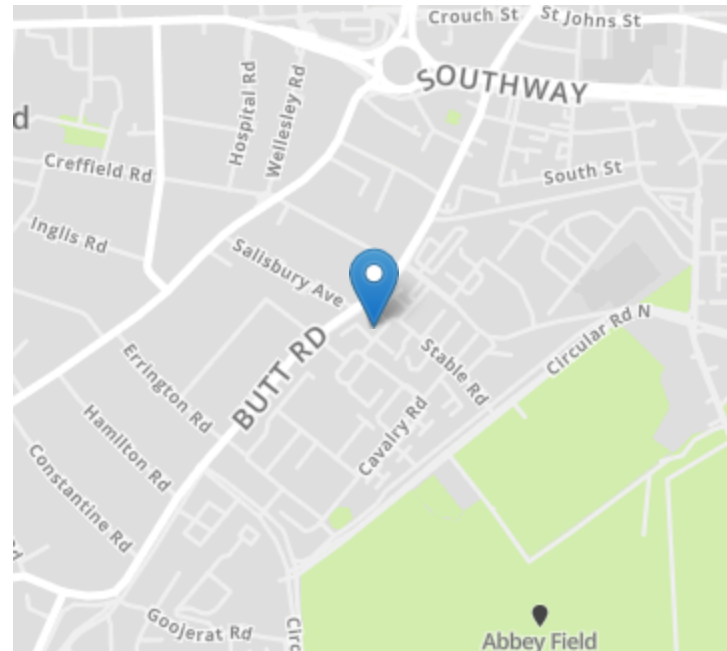


# Property Details.

## 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.