



- Impressive Bay Fronted Living Room
- Non Estate Position
- Popular South Colchester Position
- Three Well Portioned Bedrooms
- Well Presented Throughout With Modern Finishes Throughout
- Positioned In The Popular 'Blackheath' District, South Of Colchester City
- Open Plan Kitchen/Dining Area
- Occupying A Large Corner Position With A Generous Garden
- Driveway For 2/3 Cars

**17 Ash Grove, COLCHESTER, Essex.
CO2 0AH.**

Pleasantly positioned in a desirable cul-de-sac position and located favourably to the South of Colchester is this well maintained and excellently presented, three bedroom semi-detached family home - offering tremendous and flexible living accommodation, evenly distributed across two floors. Internally, the property boasts a full array of key features, including an open-plan bay fronted living room, a ground floor bathroom suite, and a modern fitted kitchen/dining area with a large utility cupboard, providing excellent storage and space for further appliances.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, radiator, stairs to first floor, door leading to:

Living Room



13' 2" x 11' 9" (4.01m x 3.58m) UPVC bay window to front aspect, radiator.

Bathroom



8' 3" x 4' 8" (2.51m x 1.42m) Panelled bath, low level W.C, half tiled walls, window to rear and side aspects, chrome heated towel rail.

Kitchen/Dining Area



20' 7" x 9' 10" (6.27m x 2.69m) Full range of eye level base units, cupboards and work surfaces, UPVC French doors leading out to garden, space for appliances including washing machine, tumble dryer, dishwasher and fridge/freezer, breakfast bar area, spot lighting.

First Floor

Landing

Access to loft hatch, radiator, UPVC window to rear.

Property Details.

Bedroom One



11' 9" x 11' 3" (3.58m x 3.43m) UPVC window to front aspect, radiator.

Bedroom Two



14' 5" x 8' 1" (4.39m x 2.46m) UPVC window to rear aspect, radiator.

Bedroom Three



9' 5" x 8' 4" (2.87m x 2.54m) UPVC window to front aspect, radiator.

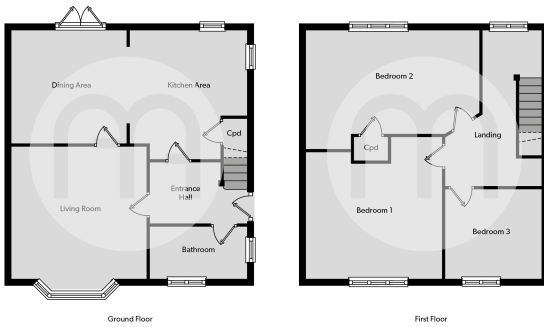
Outside



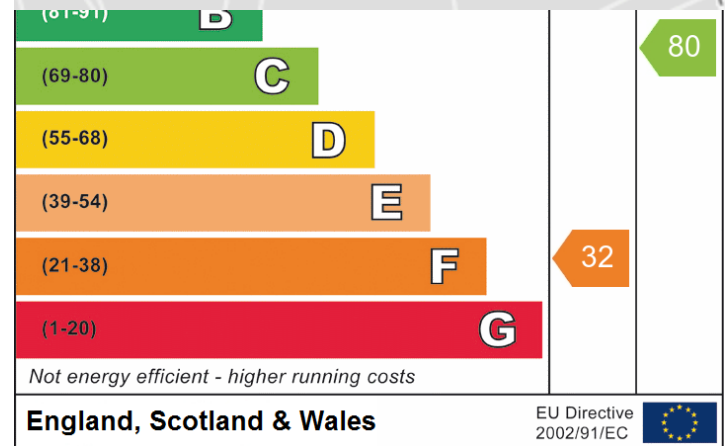
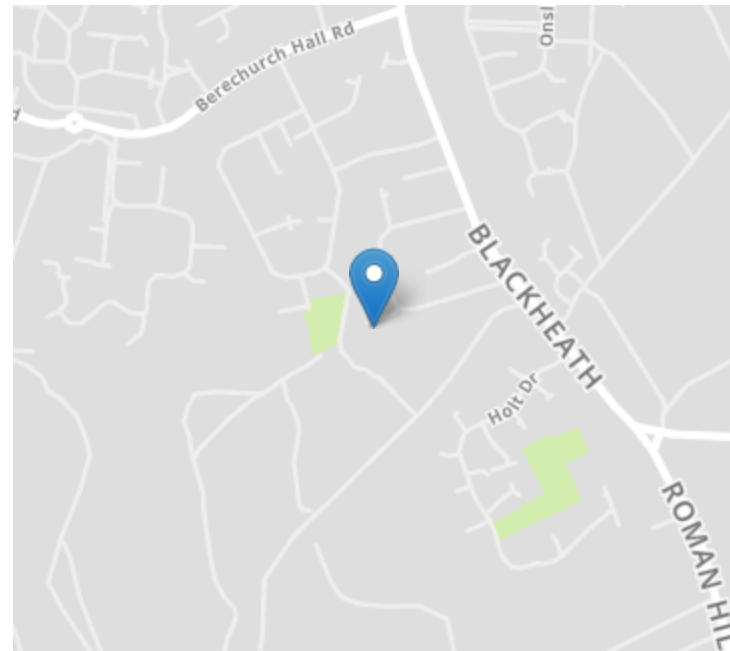
Externally, the property boasts a large garden that is perfect for children to play in or for hosting summer barbecues. The garden is mainly laid to lawn and also features a patio area and decking, which is ideal for al fresco dining. The front of the property offers a driveway for 2/3 cars as well as a generous frontage which is laid to shingle.

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.