



- An Exceptionally Presented Three Storey Town House
- Three Well Portioned Bedroom With An En Suite To The Master Bedroom
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Off Road Parking & Integral Garage
- Modern Kitchen & Bathroom Suite
- Low Maintenance Rear Garden
- Generous Living Spaces
- No Onward Chain
- A Popular Central Location
- Ideal For Families Or Working Professionals

**49 St Leonards Road, Colchester, Essex.
CO1 2NU.**

**** Guide Price £315,000 - £325,000 **** Situated in a desirable location within striking distance of Colchester's City Centre, lies this tastefully decorated three-storey townhouse, offering an exquisite blend of modern finishes and generous living space.



Property Details.

Ground Floor

Hallway

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

Cloakroom

Low level W.C, hand wash basin, radiator.

Kitchen/Dining Area



15' 8" x 8' 5" (4.78m x 2.57m) Full range of base and eye level units, work surfaces and cupboards, four ring gas hob with electric oven, stainless steel sink/drainer, UPVC window to rear aspect, spot lighting, space for appliances, space for dining, UPVC French doors to garden.

First Floor

Living Room



15' 8" x 10' 10" (4.78m x 3.30m) UPVC windows to rear aspect, radiators.

Bathroom



Low level W.C, panelled bath with shower over, shower screen, hand wash basin, low level W.C, radiator, tiled walls and Vinyl flooring.

Property Details.

Bedroom Three



15' 8" x 7' 7" (4.78m x 2.31m) UPVC window to front aspect, radiator.

Bedroom Two



15' 8" x 9' 11" (4.78m x 3.02m) UPVC windows to front aspect, radiators, space for wardrobes.

Second Floor

Master Bedroom



15' 8" x 10' 10" (4.78m x 3.30m) UPVC windows to rear aspect, radiators, space for wardrobes, door to:

En Suite

Shower cubicle, low level W.C, hand wash basin, radiator.

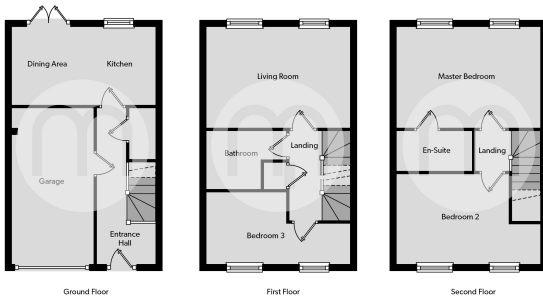
Outside



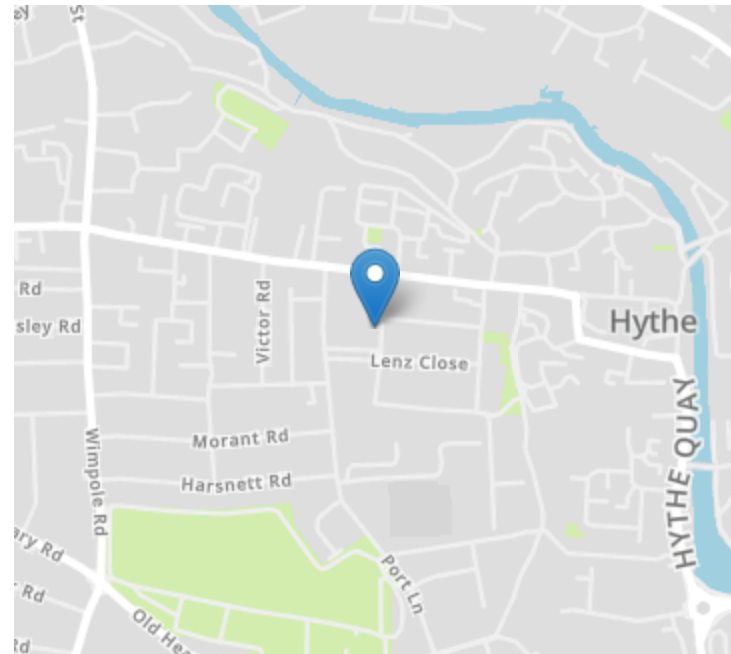
To the rear of the property offers a low maintenance south facing garden, laid to lawn with a patio area to the front, ideal for outside dining or entertaining. Th garden is enclosed by panel fencing with gated access to the rear which leads to allocated parking.

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.