



- Within Close Proximity Of Schooling, Bus Routes & Amenities
- An Ideal First Time Purchase Or Investment Opportunity
- Three Generous Bedrooms
- Driveway
- No Onward Chain
- Light Refurbishment Required With An Abundance Of Potential Throughout
- Generous Garden
- East Colchester Position

**36 Sycamore Road, Colchester, Colchester, Essex. CO4 3NT.**

Residing to the East of Colchester sits this deceptively spacious three bedroom semi detached house. Providing a pleasant outlook and is also within easy reach of an array of shops, amenities and a variety of primary and secondary educational choices. It is well-connected to Colchester's city centre by a frequent bus network. All considered, it would make the ideal first time purchase or investment property.



# Property Details.

## Ground Floor

### Hallway

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

### Living Room



17' 4" x 9' 8" (5.28m x 2.95m)

### Kitchen



11' 5" x 9' 2" (3.48m x 2.79m)

## Reception Room/Study



7' 8" x 7' 3" (2.34m x 2.21m)

## First Floor

### Bedroom One



11' 0" x 10' 6" (3.35m x 3.20m)

### Bedroom Two



10' 9" x 6' 4" (3.28m x 1.93m)

# Property Details.

## Bedroom Three



11' 3" x 7' 2" (3.43m x 2.18m)

## Cloakroom

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

## Bathroom



5' 5" x 5' 3" (1.65m x 1.60m) Panelled bath with shower attached, vanity wash basin, radiator.

## Outside

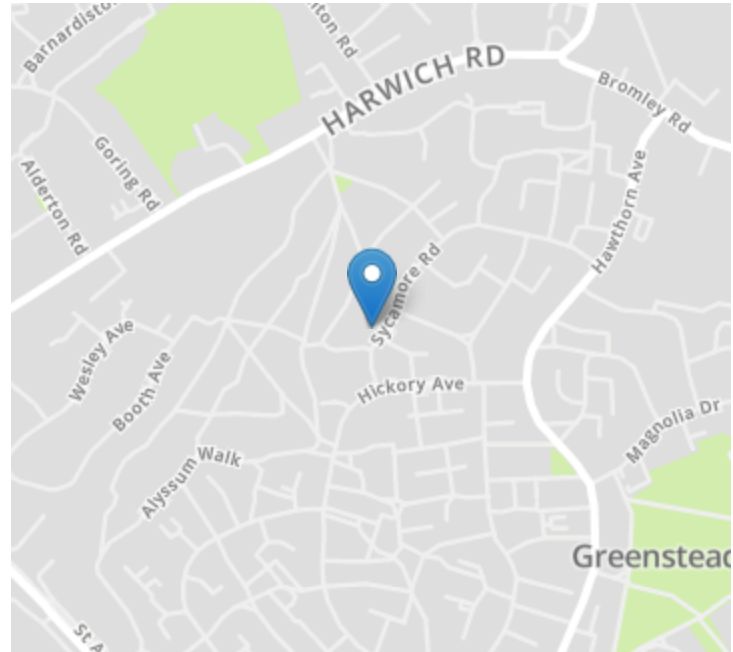


Outside the property features a generous garden which is predominantly laid to lawn and enclosed by panel fencing. To the front of the property offers a driveway and small frontage.

# 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.