



- A Chain Free Three Bedroom Semi-Detached Family Home
- Situated To The North Of Colchester, Parsons Heath District
- Double Glazing & Gas Central Heating Throughout
- Downstairs Cloakroom
- Large Living Room With Dual Aspect Windows
- Benefitting From A Conservatory
- Fitted Kitchen With Space For Appliances
- Two Double Bedrooms & Sizeable Third Bedroom
- Family Bathroom & Seperate W.C
- Private & Enclosed Rear Garden, Double Length Garage & Off Road Parking

23 Broadmead Road, Colchester, Colchester, Essex. CO4 3HB.

****Guide Price £325,000 - £350,000**** An inviting opportunity to acquire a chain free three bedroom semi-detached home, in the heart of a family orientated neighbourhood and within easy access of a range of shops, amenities and educational choices. Offering any potential buyer the opportunity either move straight in, or improve were necessary, it provides a spacious floorspace combined of both generous reception spaces & bedrooms. Benefitting from both off road parking, a double length garage and a well-proportioned private and enclosed rear garden, it's set to be the ideal family home for any new owner(s).



Property Details.

Ground Floor

Entrance Porch

Entrance door to front aspect, windows to side aspect, glazed internal door and window, doors and access to:

Downstairs Cloakroom

W.C, wash hand basin, radiator, window to front aspect, 1/2 tiled walls

Entrance Hall

Stairs to first floor, inset storage cupboard, radiator, under-stairs cupboard, doors and access to:

Kitchen



3.26m x 2.73m (10' 8" x 8' 11") Window to rear aspect, a range of fitted base and eye level units worksurfaces over, inset sink, drainer and taps over, space for appliances & cooker, serving hatch (to living room), glazed door to side aspect (leading to rear garden)

Reception Room



3.62m x 5.12m (11' 11" x 16' 10") Window to front & rear aspect, feature fireplace, x2 radiator, communication points, access to:

Conservatory



3.44m x 2.51m (11' 3" x 8' 3") Window to side & rear aspect, door to rear aspect (leading to rear garden)

First Floor

Landing

Window to front aspect, airing cupboard (housing cylinder & gas mounted boiler), loft access, doors and access to:

Bedroom One



3.76m x 3.13m (12' 4" x 10' 3") Window to rear aspect, radiator, built in wardrobe

Property Details.

Bedroom Two



2.92m x 3.19m (9' 7" x 10' 6") Window to rear aspect, radiator, built in wardrobe

Bedroom Three



2.6m x 2.25m (8' 6" x 7' 5") Window to front aspect, radiator

Family Bathroom



Window to front aspect, radiator, panel bath with shower over and curtain, part tiled walls, radiator

Seperate W.C



W.C, 1/2 tiled walls, window to side aspect

Outside, Garden, Garage & Parking



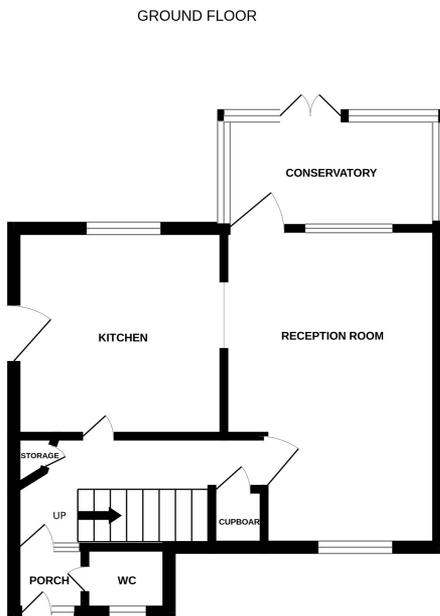
Outside, there is an unoverlooked garden, which commences with a large patio area and would prove the idea area for outdoor seating and dining furniture. The remainder of the garden is predominately laid to lawn, with an array of trees and hedges throughout. A double length, pebble dashed rendered garage is featured, providing storage in abundance. Off road parking is no problem with this family home, with an expansive private driveway providing parking for numerous vehicles.

Additional Information

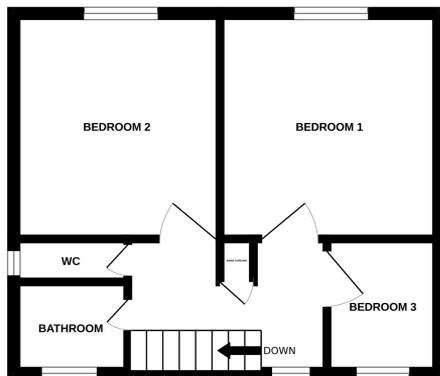
Please be advised our clients have stated the loft is boarded for storage and also benefits from lighting, power and a loft ladder.

Property Details.

Floorplans

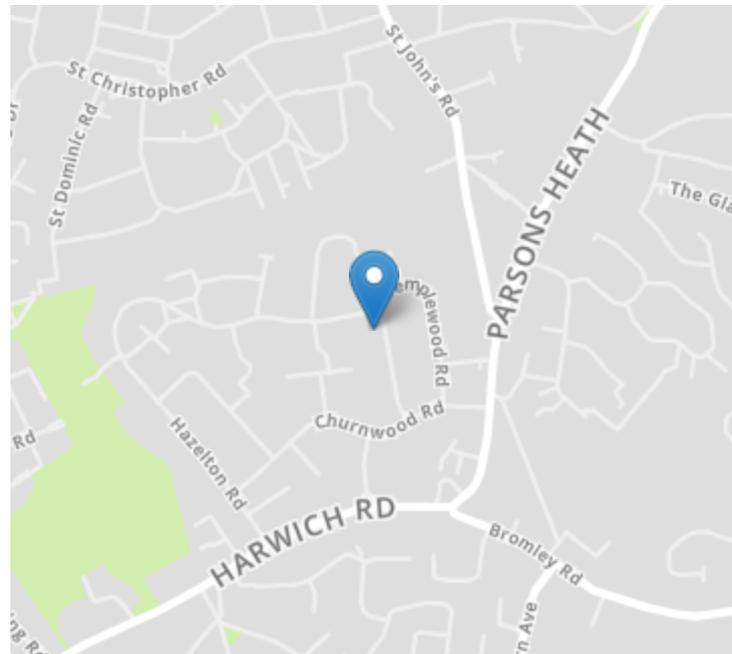


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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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