



- Potential To Extend Subject To Planning Permission
- Beautiful Detached Property
- Excellent Schooling
- Fitted Kitchen
- Conservatory
- Two Double Bedrooms
- Family Bathroom And Shower Room
- Off Road Parking and Garage
- Large Rear Garden

138 Layer Road, Colchester, Essex. CO2 7JX.

A spacious, beautifully presented two bedroom detached property with excellent scope to extend and develop into a fantastic 3/4 bedroom family home. Having been well looked after throughout this property is set on this highly desirable road within close proximity of the Town, Station and excellent schooling. The property offers a spacious lounge, newly fitted kitchen/dining room, a modern family bathroom and UPVC conservatory to the rear. Upstairs are two double bedrooms, the master bedroom with en-suite.



Property Details.

Ground Floor

Porch

Double Glazed Porch, door to:

Entrance Hall

Stairs to first floor, radiator, doors to:

Living Room



12' x 11' (3.66m x 3.35m) Wood flooring, radiator, wall lights, gas fireplace with surround, TV point, double glazed bay window to front.

Kitchen/Diner



16' 10" x 8' 6" (5.13m x 2.59m) Laminate flooring, range of base and eye level units with work surfaces over, inset sink unit with tap and drainer, tiled splash backs, integrated double oven and microwave, inset gas hob with extractor over, integrated dishwasher and space for fridge/freezer, French doors to conservatory.

Conservatory



10' 4" x 9' (3.15m x 2.74m) Double glazed to two sides with door giving access to rear garden.

Rear Lobby

Double glazed door to side, door to:

Family Bathroom



Double glazed window to rear, laminate flooring, Low level WC, pedestal wash hand basin, bath with tiled panel, taps and shower attachment over, heated towel rail, half tiled walls.

First Floor

Landing

Loft access doors to:

Property Details.

Bedroom One



16' 10" x 8' 8" (5.13m x 2.64m) Double glazed window to front, built in wardrobes, radiator.

En suite



Double glazed window to front, laminate floor, low level WC, vanity wash hand basin with storage under, Shower cubicle with electric Aqualisa shower and tiled surround., heated towel rail, half tiled walls.

Bedroom Two



13' 4" x 11' 11" (4.06m x 3.63m) Double glazed window to rear, radiator.

Outside



To the front of the property there is a private block paved driveway providing off road parking for two cars.

Rear Garden

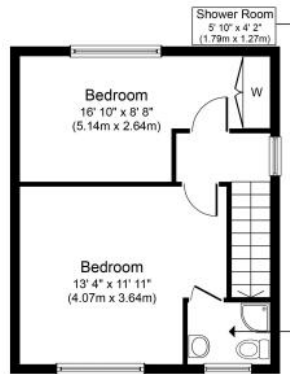
To the rear of the property there is a fabulous south east facing garden measuring 120ft approx. The garden features a paved sun patio, the remainder laid to lawn. There is also a detached garage/workshop towards the rear end of the garden, vehicular access to which is via Hollytree Court.

Property Details.

Floorplans



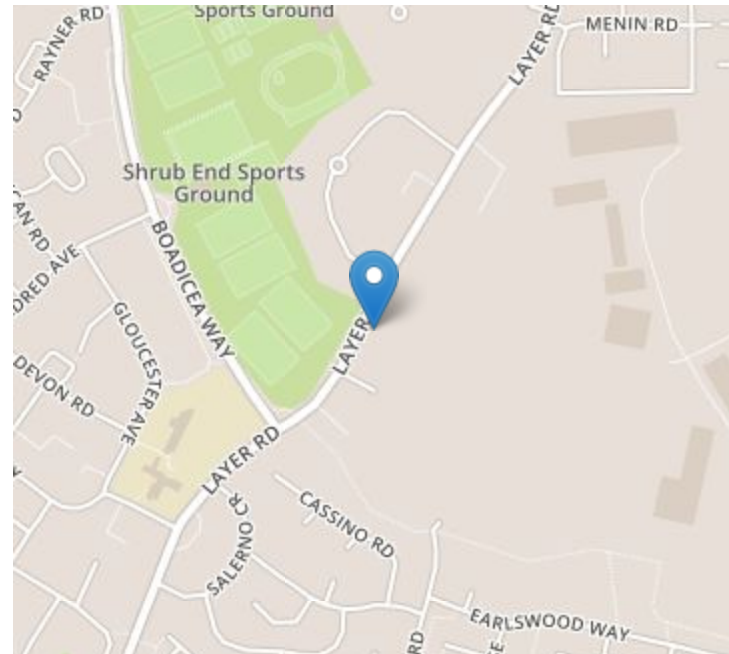
Ground Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)



First Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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.