



- Improved & upgraded three bedroom mid-terrace home
- Popular elevated position along Ipswich Road
- Prime North Colchester location
- Two generous reception rooms with bay-fronted living room
- Stylish shaker kitchen with patio doors to garden
- Engineered wood flooring to the ground floor & modern decorative finish throughout
- Two large double bedrooms & sizeable third bedroom
- Tiled family bathroom
- Excellent access to city centre, mainline station & A12
- Landscaped, Well-Proportioned, Low Maintenance Rear Garden

## 75 Ipswich Road, Colchester, Essex. CO4 0EQ.

Positioned in a prime area of North Colchester, Ipswich Road offers an excellent setting within striking distance of the city centre and the historic Colchester Castle Park. The property benefits from a short cycle ride or convenient bus links to Colchester's mainline train station, providing direct services to London Liverpool Street in under an hour. Well-regarded primary and secondary schools are nearby, along with everyday amenities including Waitrose & Partners Colchester and Highwoods Square. The A12 is easily accessible, offering excellent road connections along the London and Ipswich corridor.



# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



11' 6" x 11' 6" (3.51m x 3.51m)

### Dining Room



11' 6" x 11' 6" (3.51m x 3.51m)

## Kitchen



14' 9" x 8' 6" (4.50m x 2.59m)

## First Floor

### Landing

### Master Bedroom



11' 5" x 15' 2" (3.48m x 4.62m)

# Property Details.

## Bedroom Two



11' 7" x 9' 9" (3.53m x 2.97m)

## Bedroom Three



9' 4" x 8' 6" (2.84m x 2.59m)

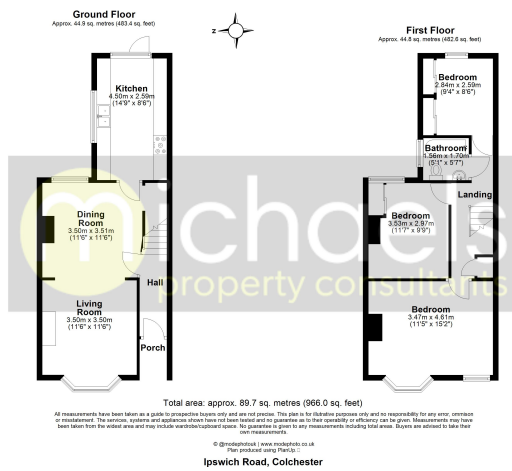
## Bathroom



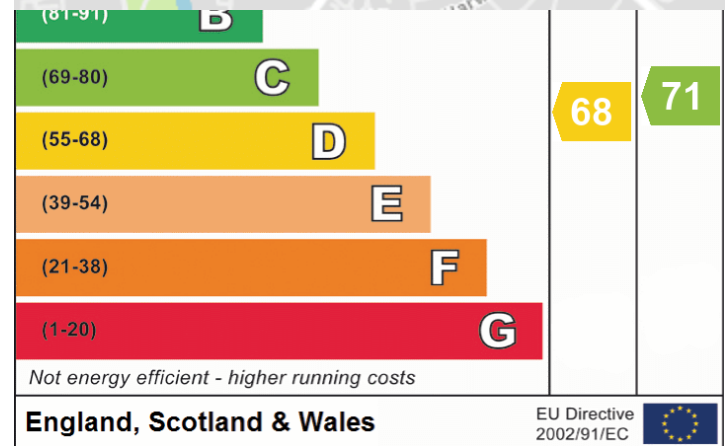
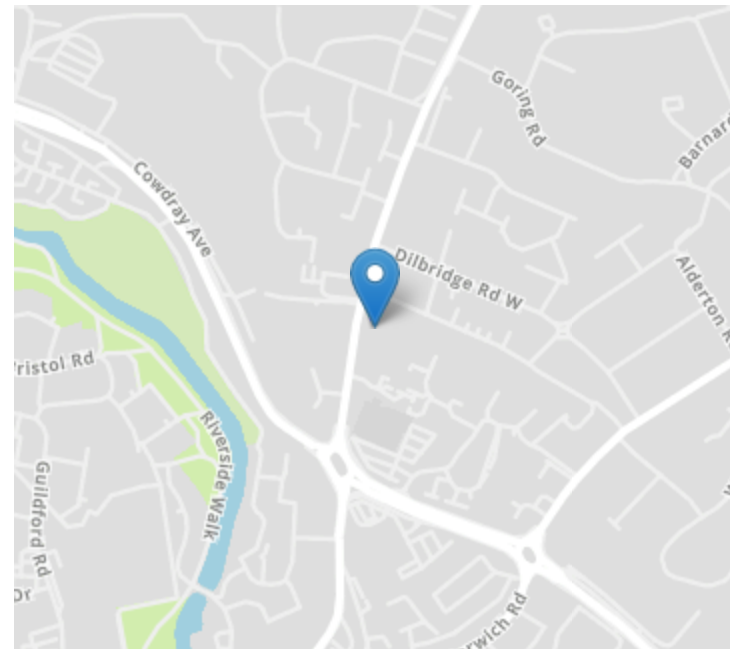
5' 7" x 5' 1" (1.70m x 1.55m)

# 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.