



- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Open Plan Living Accommodation
- Suitable For A First Time Buyer Or Working Professional
- Three Generous Bedrooms
- Large Garden With Outbuilding/Workshop
- A Prime Example Of A Victorian Terrace Home
- Decorated To a High Standard Throughout

## 94 Old Heath Road, Colchester, Colchester, Essex. CO1 2HB.

A well presented three bedroom terraced property situated to the popular South side of Colchester, within a short stroll of the City Centre, Station and excellent local schools. This charming home features spacious accommodation and an array of charming period features throughout. Key highlights include an open plan reception room, a spacious fitted kitchen, three well proportioned bedrooms and a first floor bathroom. Located in the ever popular 'Old Heath' district, positioned to the South-East of Colchester's city centre, it is within easy access of an array of local amenities, recreational facilities and a short journey to the coastal villages of Rowhedge & Mersea. Outside, there is a large garden to the rear which includes a handy outbuilding to remain, suiting an extensive list of uses. To the front of the property offers on street parking



# Property Details.

## Ground Floor

### Hallway

Stripped wooden flooring, bespoke wall panelling and carpet runner to staircase, door to:

### Living Room



11' 6" x 10' 1" (3.51m x 3.07m) Stripped wooden flooring, radiator, window to front, cast iron open fireplace, open to:

### Dining Area



13' 6" x 11' 1" (4.11m x 3.38m) Stripped wooden flooring, radiator, window to rear aspect, under stairs storage cupboard, door to:

## Kitchen



14' 2" x 7' 7" (4.32m x 2.31m) Tiled flooring, radiator, range of fitted base and eye level units with working surfaces to side and tiled splash backs, space for cooker, washing machine and fridge/freezer, inset sink unit with right hand drainer, window to rear, further window and door to side.

### Lean to/Utility Room

14' x 5' (4.27m x 1.52m) Wooden construction with single glazing to all aspects, door to rear garden.

## First Floor

### Landing

Doors to:

### Bedroom One



13' x 11' (3.96m x 3.35m) Stripped wooden flooring, radiator, two windows to front, two built in wardrobes.

# Property Details.

## Bedroom Two



13' 8" x 9' (4.17m x 2.74m) Radiator, window to rear, corner vanity hand wash basin with storage cupboards under.

## Bathroom



Vinyl flooring, chrome heated towel rail, low level WC, pedestal hand wash basin, panel bath with shower over, window to side.

## Bedroom Three



Stripped wooden flooring, radiator, window to rear.

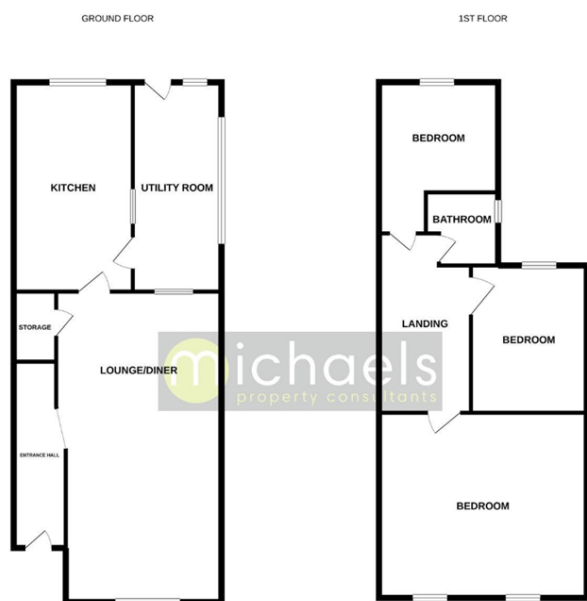
## Outside & Garden



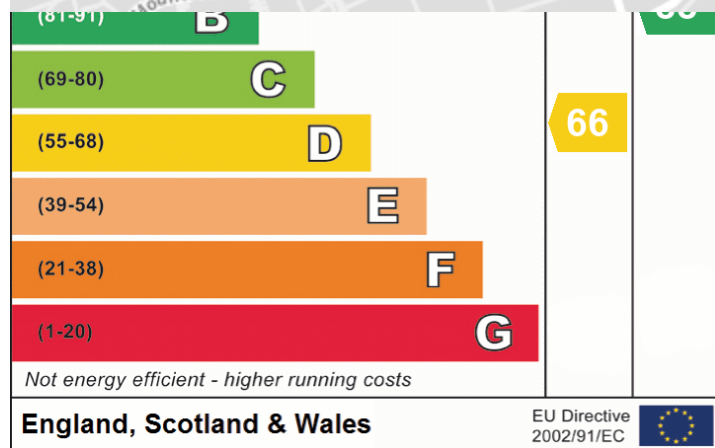
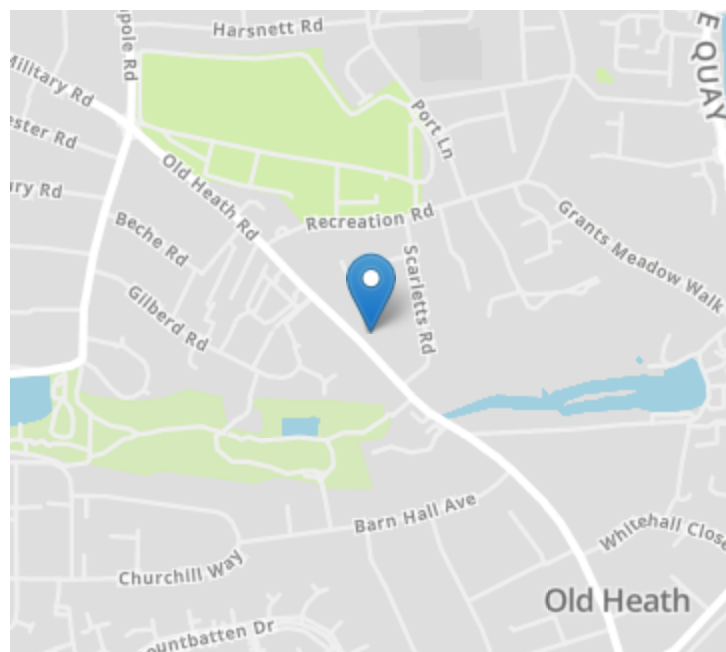
The property is set in an elevated position, set back from the road itself, with an enclosed front garden and a path leading towards the front. To the rear of the property there is a spacious garden measuring 90ft approximately. The garden itself features a paved patio area, with the remainder being predominately laid to lawn and featuring an array of mature plants, trees and shrubs. Additionally there is a detached workshop measuring 14' x 9' and power and light is connected.

# 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.