



- Handsome Three Bedroom Box-Bay Fronted Terrace Home
- Period Charm & Generous Space Throughout
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- On Street Parking
- A Spacious Living Room/Large Dining Area
- Low Maintenance Landscaped Rear Garden
- A Contemporary Shaker Style Kitchen With Quarry Tile Checkerboard Flooring
- Conservatory & Ground Floor Cloakroom

**48 Harsnett Road, Colchester, Essex.  
CO1 2HY.**

A handsome box-bay-fronted period home situated in the heart of Colchester's city centre, within easy reach of a wide range of amenities, shops, schools and excellent transport links. Offering plenty of period charm along with generous living and bedroom accommodation, this property makes an ideal family home.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hallway

### Living Room



15' 6" x 12' 7" (4.72m x 3.84m)

### Dining Room



12' 7" x 12' 7" (3.84m x 3.84m)

### Kitchen



15' 2" x 8' 7" (4.62m x 2.62m)

## Conservatory



9' 10" x 8' 7" (3.00m x 2.62m)

## First Floor

### Bedroom One



15' 9" x 12' 11" (4.80m x 3.94m)

### Bedroom Two



12' 7" x 10' 2" (3.84m x 3.10m)

# Property Details.

## Bedroom Three



9' 4" x 8' 7" (2.84m x 2.62m)

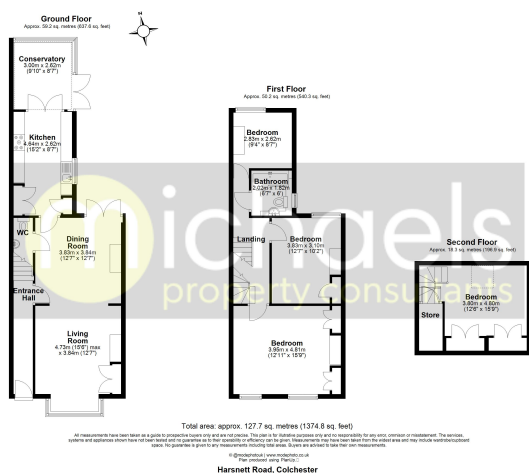
## Bathroom



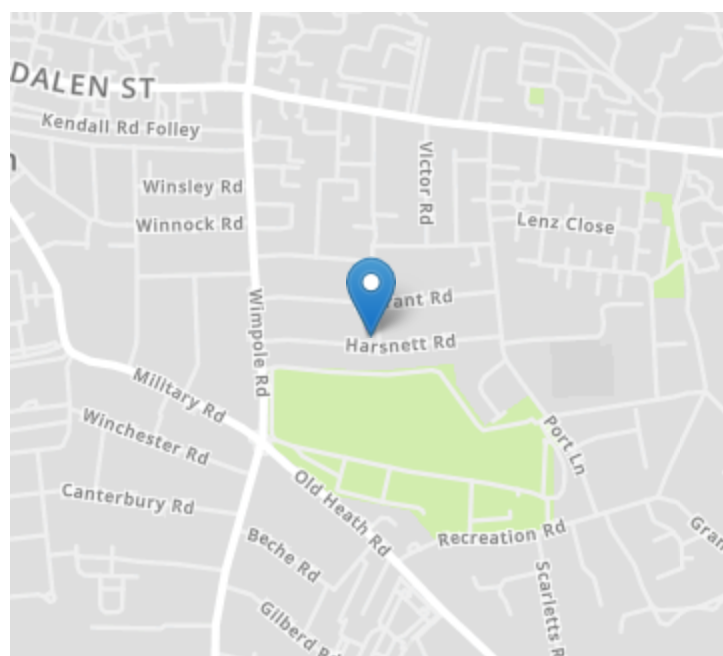
6' 7" x 6' 0" (2.01m x 1.83m)

# 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.