



- East Colchester Position
- Three Bedroom Terrace Home
- Close To An Array Of Amenities, Shops, Transport Links & University Of Essex
- In Need Of Modernisation & Improvement
- Kitchen-Breakfast Room
- Reception Room
- Rear Lobby With Inset Storage
- Large Double Bedroom & Two Generous Single Bedrooms
- First Floor Separate W.C & Bathroom
- Enclosed Garden & On Road Parking

8 Hunwicke Road, Colchester, Essex. CO4 3XZ.

Offered to market with no onward chain and requiring improvement and modernisation throughout, this three bedroom terraced home is positioned to the East of Colchester's city centre and is within easy access to an array of useful amenities, shops and transport links. A selection of primary and secondary schooling is also nearby. Offering ample space for any small family and the ideal canvas in which for them to improve upon, we welcome viewings to appreciate the potential this home has to offer.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, doors & access to:

Kitchen-Breakfast Room



3.55m x 3.66m (11' 8" x 12' 0") Window to front aspect, a range of fitted base and eye level units with work surfaces over, inset sink, drainer and taps over, space for appliances, inset storage, single glazed internal window to reception room, wall mounted gas 'Ideal' boiler (not tested)

Reception Room



3.2m x 4.22m (10' 6" x 13' 10") Window to rear aspect, radiator, door to:

Rear Lobby

Inset under-stairs storage, glazed door (leading to rear garden)

First Floor

Landing

Stairs to ground floor, loft access, inset storage, doors and access to:

Master Bedroom



2.72m x 4.23m (8' 11" x 13' 11") Window to front aspect

Bedroom Two



2.78m x 1.93m (9' 1" x 6' 4") Window to rear aspect

Property Details.

Bedroom Three



1.95m x 2.38m (6' 5" x 7' 10") Window to rear aspect, inset storage

Family Bathroom



Window to front aspect, wash hand basin, panel bath with hot and cold tap

W.C

Window to front aspect, W.C

Outside, Garden & Parking



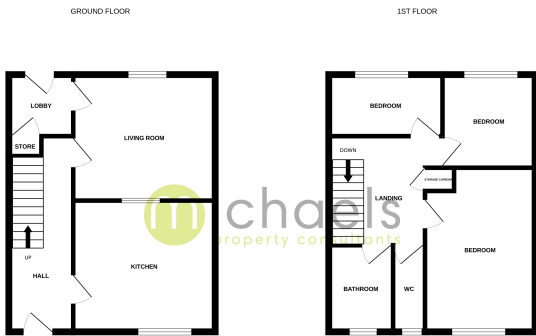
Completing this home is the added benefit of a private and enclosed rear garden. Parking is available on road without restriction.

Additional Information

Please note the EPC is awaited and our client is arranging the same, once received it will be available and uploaded to the property listing. Please also note that internal photos were not able to be taken due to the property being cleared, but all enquires are welcomed and internal viewings.

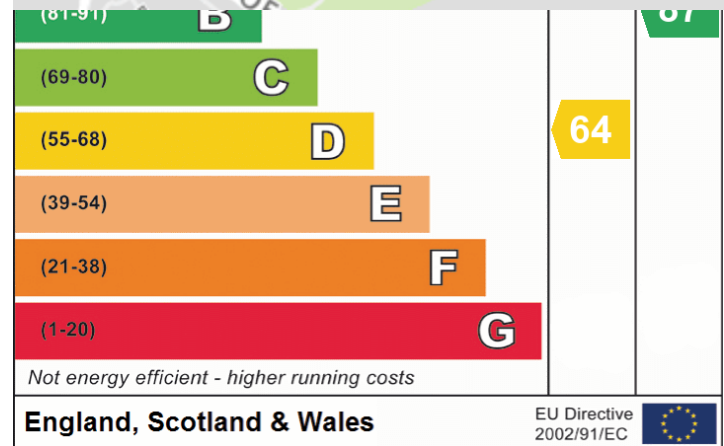
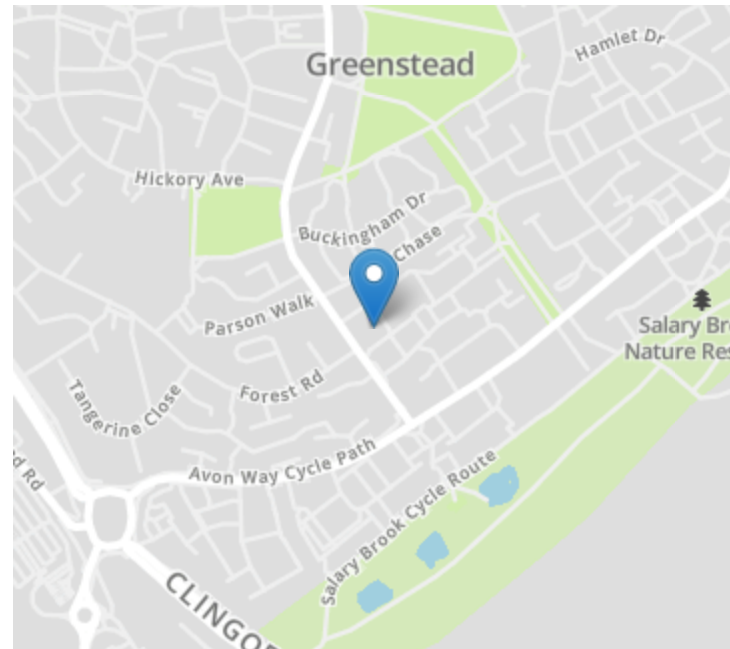
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of floors, areas, volumes and distances are for guidance only and are not intended to be relied upon for the purposes of any contract. The plans are not intended to be used for any other purpose. The services, systems and appliances shown here are for information only and do not constitute a guarantee or warranty for any equipment or appliance shown here.

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.