



- Close To An Array Of Excellent Amenities & Schooling
- Shrub End District, South Colchester
- Outside Storage
- Large Rear Garden
- Ideal For A First Time Buyer Or Working Professional
- Conservatory & Cloakroom
- A Fine Example Of A Three Bedroom Terrace Home

7 Duncan Road, Colchester, Colchester, Essex. CO2 9AH.

Positioned in the heart of the Shrub End district of Colchester, close to local schools, shops and amenities, and within easy reach of Colchester's historic City Centre, lies this well-presented three-bedroom terraced home. The property offers generous living space and key features including a bay-fronted living room, a spacious kitchen/dining area, and a large conservatory. Internally, you are welcomed into a hallway that leads into the bright and airy living room. From here, the hallway opens into the kitchen/dining area, which flows seamlessly into the conservatory with French doors leading out to the garden. The ground floor also benefits from a cloakroom and a useful storage area. Upstairs, the property comprises three bedrooms and a family bathroom suite. Externally, the rear garden is of generous size, mainly laid to lawn with a variety of shrubs and trees, and includes a greenhouse which is to remain. To the front, there is potential to create off-road parking.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Living Room



13' 5" x 11' 6" (4.09m x 3.51m)

Kitchen/Dining Room



20' 0" x 8' 6" (6.10m x 2.59m)

Conservatory



16' 5" x 9' 8" (5.00m x 2.95m)

Cloakroom

First Floor

Landing

Bedroom One



15' 5" x 8' 6" (4.70m x 2.59m)

Bedroom Two



12' 10" x 10' 6" (3.91m x 3.20m)

Property Details.

Bedroom Three



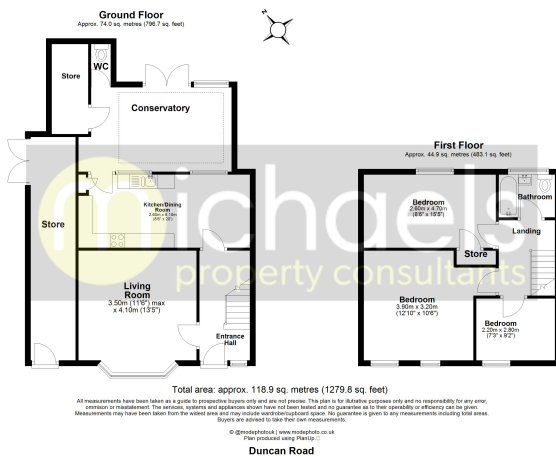
9' 2" x 7' 3" (2.79m x 2.21m)

Bathroom

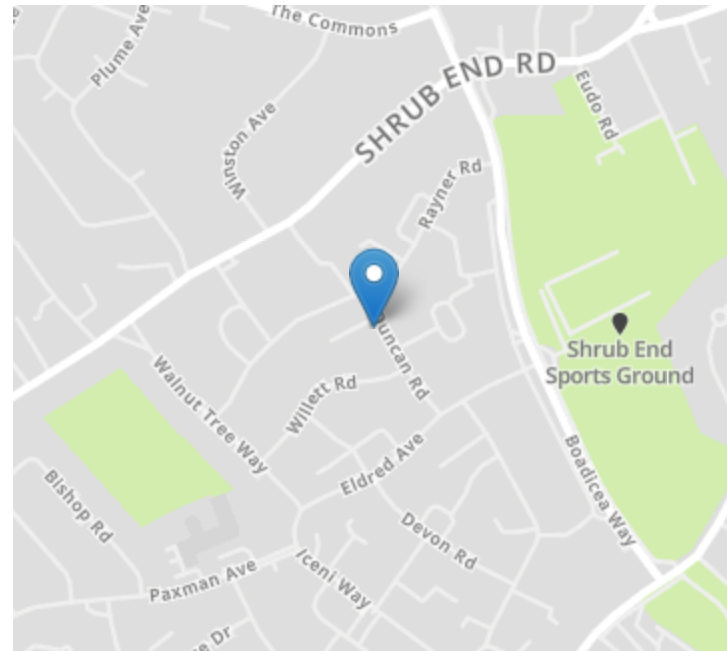


Property Details.

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.