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- Victorian Bay Front Semi-Detached House
- Presented To Market In First Class Order
- Three Double Bedrooms
- Two Generous Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Utility & Downstairs W.C
- First Floor Tiled Family Bathroom Suite
- Exceptional Private Rear Garden, With Summer House
- Off Road Parking For Two Vehicles!
- Central Colchester

**28 Meyrick Crescent, Colchester, Essex.
CO2 7QY.**

Tastefully presented in first class order throughout, is this characterful handsome bay fronted semi-detached home positioned in central Colchester and within moments of Abbey Fields. Offering an abundance of period charm with contemporary touches, this home offers generous living & bedroom space throughout.



Call to view 01206 576999



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Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, stairs to first floor, further doors to:

Living Room



12' 11" x 12' 10" (3.94m x 3.91m) UPVC bay window to front aspect, radiator, variety of communication points, cast iron feature fireplace

Dining Room



12' 0" x 10' 11" (3.66m x 3.33m) UPVC french doors to rear aspect, inset log burner, base level cupboard, radiator

Kitchen



14' 8" x 7' 11" (4.47m x 2.41m) Variety of modern fitted base and eye level units with white granite work surfaces over, inset Bosch four ring hob with extractor fan over, brick white tiled splash back, inset Bosch electric fan assisted oven and grill, inset ceramic sink, drainer and mixer tap over, integrated dishwasher, sash window to side aspect, rear door to side aspect, further door to:

Utility Room

7' 2" x 5' 0" (2.18m x 1.52m) UPVC window to rear aspect, window to side aspect, wood work surface, space under counter for washing machine, space for fridge/freezer, wall mounted Glowworm gas boiler, further door to:

W.C

W.C, wall mounted wash basin, window to side aspect

First Floor

First Floor Landing

UPVC window to front aspect, stairs to ground floor, over stairs cupboard, loft access, doors to:

Property Details.

Master Bedroom



12' 2" x 10' 0" (3.71m x 3.05m) UPVC sash window to front aspect, built in wardrobes x2, radiator

Bedroom Two



12' 2" x 10' 11" (3.71m x 3.33m) UPVC sash window to rear aspect, cast iron feature fireplace, built in wardrobes, radiator

Bedroom Three



9' 5" x 8' 0" (2.87m x 2.44m) UPVC window to rear aspect, loft access, radiator

Family Bathroom



W.C, vanity basin with tiled splashback, wall mounted bathroom unit, shaver point, wet room shower with inset drench rain head and further shower attachment, free standing roll top bath, UPVC sash window to side aspect with floral privacy glass

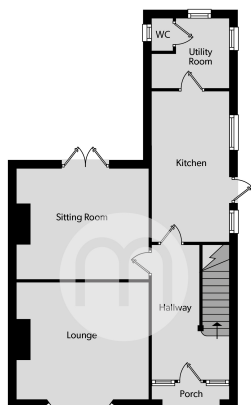
Outside, Garden & Parking



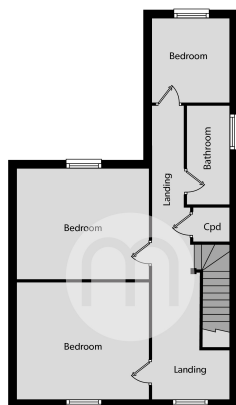
This property boasts an exceptional rear garden. Accessed from the kitchen and dining room, it boasts a large patio area, with steps leading to a raised lawn area, home to an array of mature shrubs and bush borders. To the rear of the garden, there is a large summer house which is features full power and is currently used as a home office. A side gate provides access to the front driveway, providing off road parking for two vehicles, with further parking accessible on road.

Property Details.

Floorplans

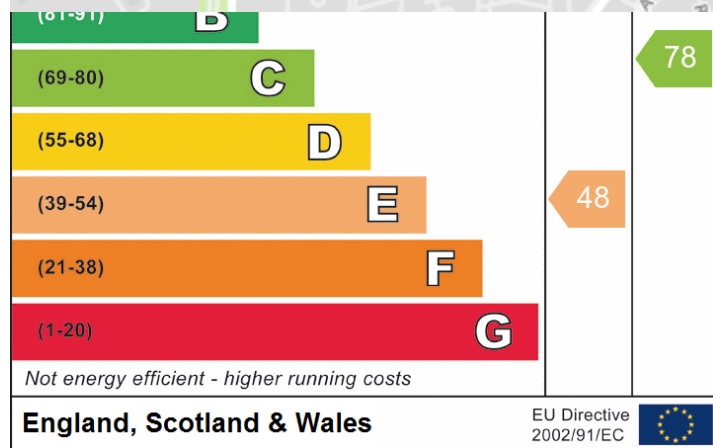
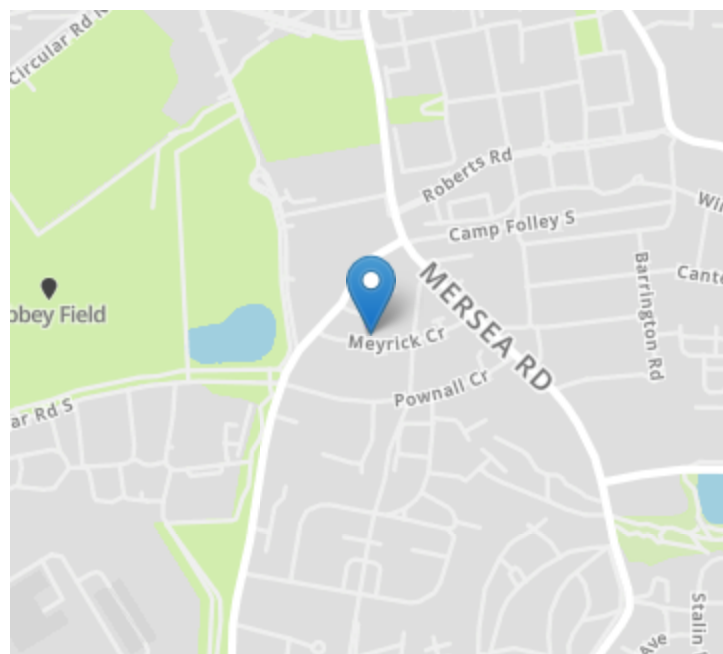


Ground Floor



First Floor

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.