



- Executive Semi Detached Town House
- New Braiswick Park Development
- Excellent Access To Mainline Train Station And A12
- Generous Accommodation Over Three Floors
- Fabulous Kitchen/Diner
- Three/Four Generous Bedrooms
- Well Presented Throughout
- Garage And Driveway Providing Off Parking

25 Blade Road, Colchester, Essex. CO4 5ZU.

Guide Price: £330,000 - £340,000. A chance to purchase this substantial three/four bedroom town house situated in the ever sought after New Braiswick Park development, offering excellent access to North Station and superb local schools. This beautifully presented property enjoys an array of bright, exceptionally spacious accommodation spread over three floors and simply must be viewed in order to be fully appreciated. An impressive entrance hall laid with wood effect flooring leads to the office/bedroom four featuring a bay window and built in storage, a cloakroom and the spacious fabulous kitchen/diner. The kitchen is fitted with matching units and a variety of appliances and an inbuilt storage cupboard.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor with storage cupboard under, radiator, doors to;

Office/Snug/Bedroom Four

13' 10" x 7' 7" (4.22m x 2.31m) With double glazed bay window to front, radiator, built in storage cupboard.

Kitchen/Diner



14' 6" x 12' 10" (4.42m x 3.91m) With double glazed window and French doors to rear, radiator, built in storage cupboard, a range of fitted matching eye level and base units with drawers and worktops over, double oven with gas hob and extractor hood over, integrated appliances, inset sink and drainer, tiled splashbacks.

First Floor

Landing

With double glazed window to front, stairs rising to second floor, doors to;

Lounge



14' 6" x 12' 10" (4.42m x 3.91m) With two double glazed windows to rear, radiator, TV point.

Family Bathroom



With close coupled WC, wash hand basin, panelled bath with shower attachment, part tiled walls.

Bedroom Three

12' 8" x 7' 9" (3.86m x 2.36m) With double glazed bay window to front, radiator.

Second Floor

Second Floor Landing

With doors to;

Property Details.

Bedroom One



14' 6" x 12' 7" (4.42m x 3.84m) With two double glazed windows to rear, radiator, built in wardrobe.

En-Suite Two



With part tiled walls, close coupled WC, wash hand basin, shower cubicle.

En-Suite One



With part tiled walls, close coupled WC, wash hand basin, shower cubicle.

Outside

Rear Garden



Enclosed by panel fencing offering artificial grass and access to the garage.

Bedroom Two



14' 6" x 11' 9" (4.42m x 3.58m) With double glazed window to front, radiator.

Garage

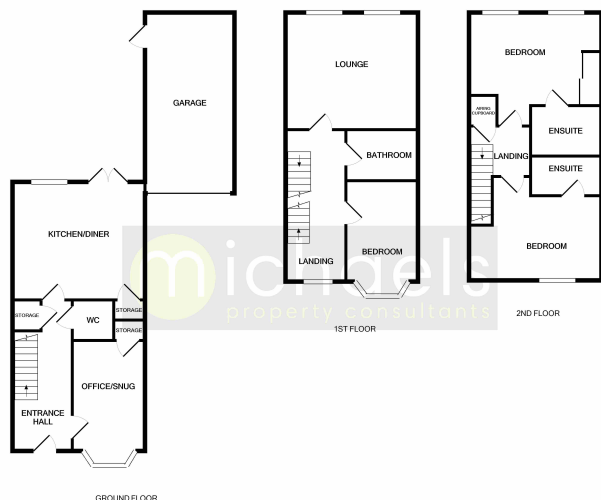
19' 8" x 9' 7" (5.99m x 2.92m) With up and over door to front, power and light connected, door to side.

Driveway

In front of garage providing off road parking for two cars.

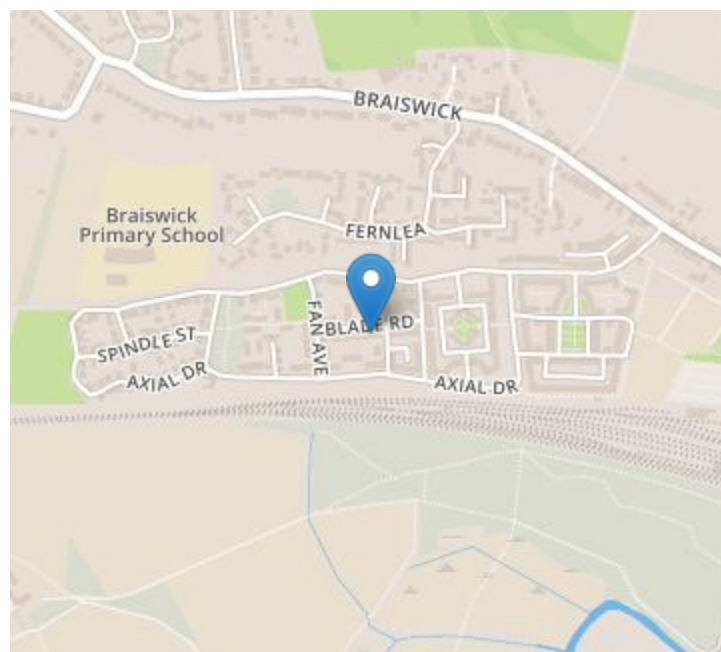
Property Details.

Floorplans

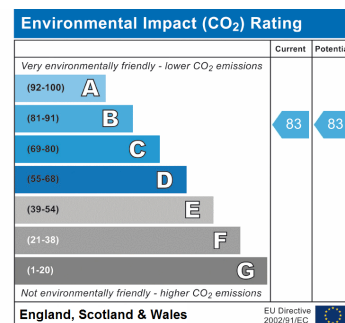
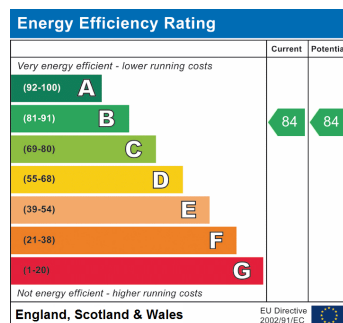


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The seller makes no representation or warranty as to the accuracy of the plan and no guarantee as to their suitability or efficiency can be given. Made with Metreplan 2020.

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.