



- 'Bay Fronted' Semi-Detached House
- Three Bedrooms With En-Suite To Master Bedroom
- Living Room With Feature Bay Window
- Open Plan Kitchen/Diner With French Doors To Garden
- Downstairs Cloakroom
- First Floor Bathroom
- Generous Garden
- Driveway And Detached Garage

**66 Maypole Green Road, Colchester, Essex. CO2 9QW.**

A superb opportunity to purchase this well presented three bedroom 'Bay Fronted' semi detached house conveniently located to the south of Colchester within a popular modern estate that offers brilliant access to local shopping facilities, well served bus routes and excellent schooling, whilst only a short drive from the Colchester Town Centre and Train Station. The internal accommodation comprises of an entrance hall which boasts Karndean flooring and provides access to the main living room featuring a bay window to the front aspect, the open plan kitchen/diner which has French doors providing access to the rear garden.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

With Karndean floor, radiator, stairs rising to first floor, doors to;

### WC

With obscure UPVC double glazed window to front, radiator, close coupled WC, wash hand basin.

### Lounge



14' 3" x 10' 4" (4.34m x 3.15m) With UPVC double glazed bay window to front, radiator, Karndean floor, TV point, double doors to dining room.

### Kitchen/Dining Room



17' 7" x 10' 2" (5.36m x 3.10m) With UPVC double glazed French doors to rear, UPVC double glazed window to rear, radiator, Karndean floor, a range of contemporary high gloss handleless units with worksurfaces and inset sink and drainer, in-built oven, space for washing machine and fridge/freezer.

## First Floor

### Landing

With loft access, airing cupboard, doors to;

### Bedroom one



10' 10" x 10' 1" (3.30m x 3.07m) With UPVC double glazed window to front, radiator, door to;

### En-Suite



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

# Property Details.

## Bedroom Two



10' 10" x 10' 4" (3.30m x 3.15m) With UPVC double glazed window to rear, radiator, Karndean flooring.

## Bedroom Three



8' 10" x 6' 9" (2.69m x 2.06m) With UPVC double glazed window to rear, radiator, Karndean flooring.

## Family Bathroom



With obscure UPVC double glazed window to front, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower screen and shower over.

## Outside

### Rear Garden



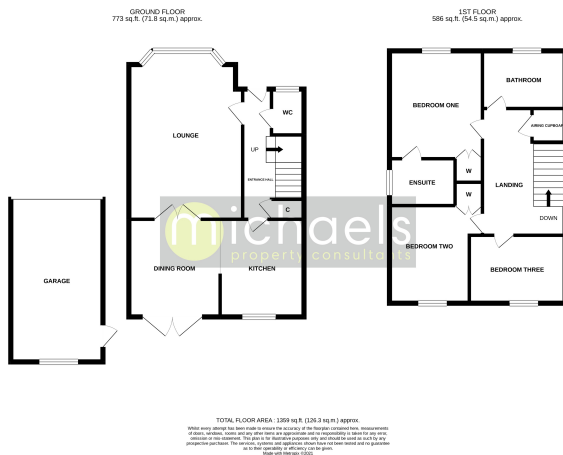
Outside, the rear garden is a generous sized and offers a patio area which leads to lawn with a further decked area, ideal for outdoor dining and entertaining. The garden is enclosed with gated side access and also provides access to the detached garage..

### Garage And Driveway

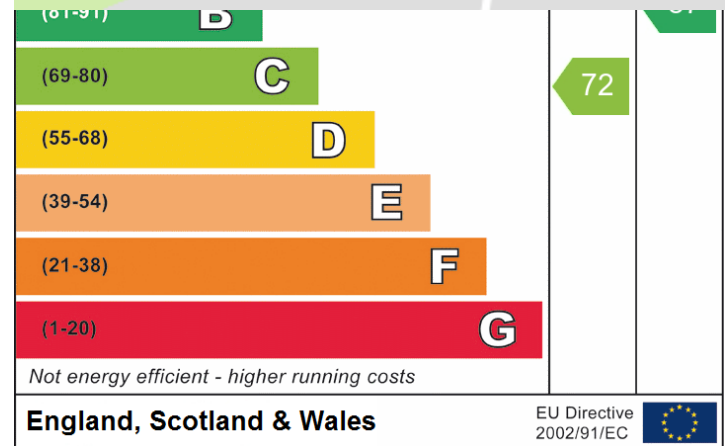
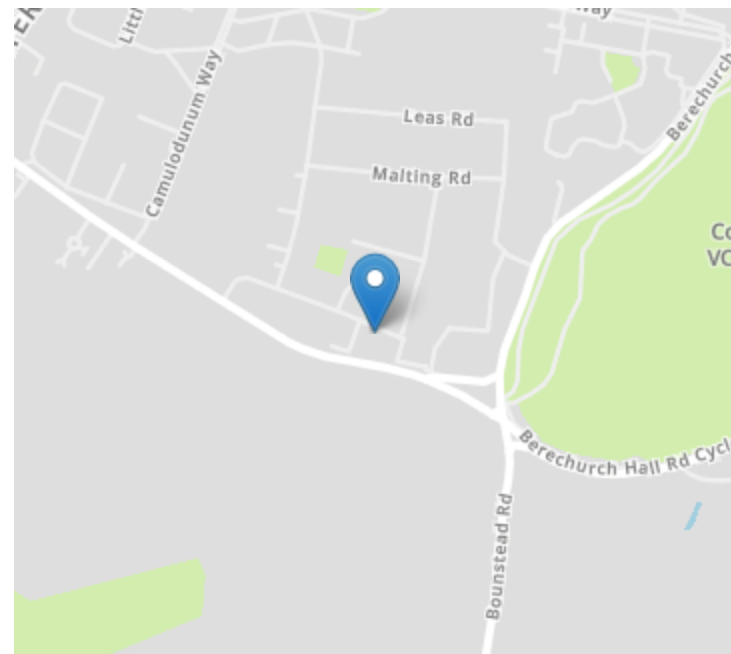
The garage has an up and over door to the front with power and light connected. To the front, of the property there is a driveway providing ample off road parking.

# Property Details.

## Floorplans



## 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.