



- Spacious Three Bedroom Terraced Home
- East Colchester Position
- Close To An Array Of Amenities, Shops, Transport Links & University Of Essex
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom
- Downstairs Cloakroom
- Large Living Room With Electric Fireplace
- Fitted Kitchen With Space For Appliances
- Private & Enclosed Rear Garden
- Viewings Available By Appointment Only

8 Primrose Walk, Colchester, Essex. CO4 3LR.

An opportunity has arisen to acquire a spacious three bedroom terraced home, positioned to the East of Colchester and within easy access of an array of shops, amenities and local transport links. Offering a deceptive amount of space, this property present itself as the ideal family home, boasting a large reception room and generously proportioned bedrooms.



Property Details.

Ground Floor

Entrance Hall

Entrance door and window to front aspect, radiator, stairs to first, doors and access to:

Cloakroom

W.C, wash hand basin

Reception Room



16' 6" x 11' 8" (5.03m x 3.56m) Window to front aspect, radiator, communication points, feature fireplace, serving hatch to kitchen

Kitchen



11' 8" x 9' 7" (3.56m x 2.92m) A well equipped fitted kitchen comprising of; a range of fitted base and eye level units with worksurfaces over, space for appliances under counter, inset sink, drainer and taps over, inset oven and grill, inset hob with extractor fan over, window to rear aspect, wall mounted gas boiler, radiator

First Floor

Landing

Stairs to ground floor, airing cupboard, loft access, doors to:

Master Bedroom



12' 3" x 9' 9" (3.73m x 2.97m) Window to front aspect, radiator, inset wardrobes

Bedroom Two



11' 2" x 9' 5" (3.40m x 2.87m) Window to rear aspect, radiator, inset wardrobes

Property Details.

Bedroom Three



9' 8" x 7' 8" (2.95m x 2.34m) Window to rear aspect, radiator

Bathroom



6' 6" x 5' 5" (1.98m x 1.65m) Tiled bathroom suite comprising of; tiled walls, W.C, pedestal wash hand basin, panel bath with shower over and curtain, window

Outside & Garden



Outside, a private and enclosed rear garden awaits. The garden features an area laid to lawn, whilst there is a raised patio and decking area to the rear. The garden boundaries are formed by panel fencing. Secured gated rear access is also available.

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.