



- **Guide Price £300,000 - £325,000**
- Close To A Choice Of Schooling & Useful Amenities
- Three Bedroom Family Home
- Large Reception Room
- Fitted Kitchen With Space For Appliances
- Ground Floor Cloakroom
- Added Luxury Of A Conservatory
- Three Generous Bedrooms
- First Floor Family Bathroom Suite
- Benefitting From A Garage

21 Forest Road, Colchester, Essex. CO4 3RP.

****Guide Price £300,000 - £325,000**** An excellent opportunity to acquire a spacious example of a three bedroom family home, positioned to the East of Colchester's historic and vibrant city centre and a stones throw from an array of useful amenities, education choices and transport links. Presented to the market in good order and offering generous reception and bedroom space throughout, it proves to be the ideal home for the modern day family.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, wood effect flooring, doors and access to:

Reception Room



19' 10" x 11' 3" (6.05m x 3.43m) Window to front aspect, radiator, communication points, retractable patio doors (leading to conservatory)

Kitchen



13' 2" x 8' 7" (4.01m x 2.62m) Window to front aspect, a tasteful fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, space for cooker, washing machine, fridge/freezer, inset sink, drainer and with tap over, tiled splashback, wood effect floor, radiator, opening to:

Breakfast Area

8' 7" x 5' 9" (2.62m x 1.75m) Wood effect flooring, window to rear aspect, wall mounted gas boiler, opening and access to:

Downstairs Cloakroom

W.C, wash hand basin

Conservatory



17' 6" x 8' 7" (5.33m x 2.62m) Windows and french doors to rear aspect, door to side aspect, pitched glass roof

First Floor

First Floor Landing

Window to rear aspect, stairs to ground floor, doors and access to:

Master Bedroom



13' 9" x 10' 5" (4.19m x 3.17m) Windows to front aspect, radiator

Property Details.

Bedroom Two



13' 8" x 8' 7" (4.17m x 2.62m) Window to front aspect, radiator, built in cupboard

Bedroom Three



8' 10" x 8' 1" (2.69m x 2.46m) Window to rear aspect, radiator, storage cupboard

Family Bathroom



8' 6" x 5' 5" (2.59m x 1.65m) Window to rear aspect, vanity wash hand basin, panel bath with screen and shower over, tiled walls, chrome wall mounted towel rail, W.C

Outside, Garden & Garage



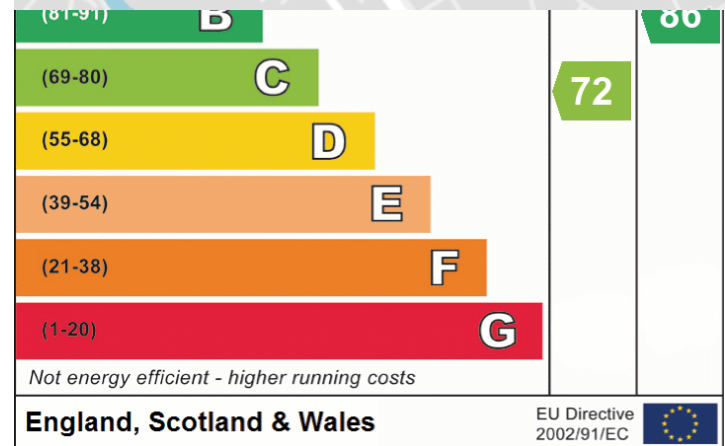
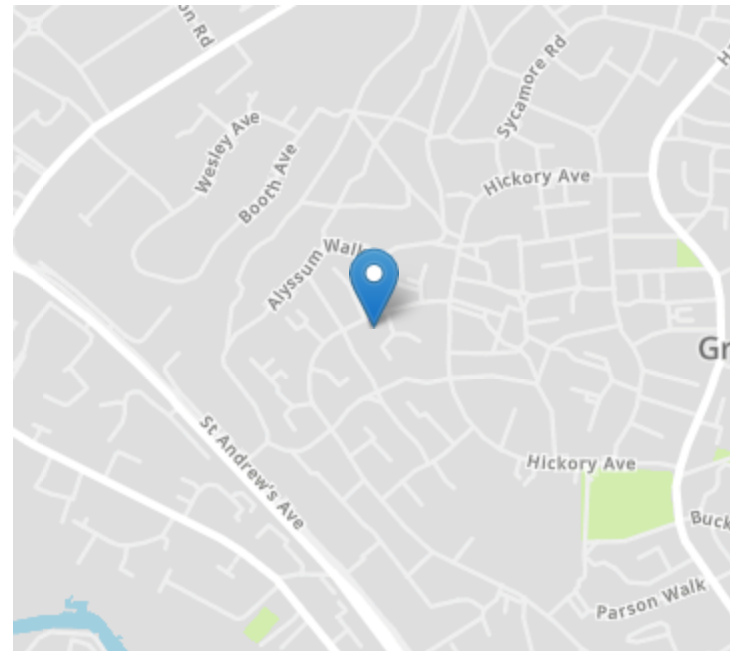
Outside, its owners enjoy a private and enclosed, south facing rear garden. The garden features a section laid to lawn, with another area laid to shingle with inset stepping stones.. To the front, hard parking can be found on a large and impressive block paved driveway, featuring a large front lawn and mature hedgerow. Allocated parking is also positioned to the rear of the house, as well as a garage.

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.