



- Semi Detached
- Three bedrooms
- Generous Plot
- Private Driveway
- Two Reception Rooms
- Beautifully Present Throughout
- Front & Rear Gardens
- Must Be Viewed To Be Appreciated

32 Wethersfield Road, Colchester, Essex. CO2 0BB.

Guide Price £250,000 - £260,000 A well presented three bedroom semi detached property resides in a pleasant position to the South side of Colchester, with close proximity to the A12, local schooling and amenities. This spacious home has been very well maintained over time and offers an array of excellent sized accommodation throughout, ideal for the growing family. The property also sits on a generous plot, with a spacious private driveway to the front and beautifully established garden at the rear. Internal inspection is essential.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door, staircase to first floor, door to:

Living Room



18' 3" x 11' 1" (5.56m x 3.38m) UPVC window to front & patio doors to rear garden, T.V & phone points, radiator, door leading to kitchen.

Kitchen



11' 6" x 9' 8" (3.51m x 2.95m) UPVC window and door to rear aspect, tiled flooring, electric heater, range of modern fitted base and eye level units with work surfaces and tiled splash backs, electric cooker to remain with extractor hood above, space for further appliances, inset sink unit with left hand drainer, door to;

Dining Room



8' x 7' 3" (2.44m x 2.21m) UPVC window to front and door to side aspect, under stairs storage cupboard, tiled flooring.

First Floor

Landing

Loft hatch, doors to:

Bedroom One



11' 8" x 10' 8" (3.56m x 3.25m) UPVC window to front aspect, radiator.

Property Details.

Bedroom Two



11' 9" x 7' 8" (3.58m x 2.34m) UPVC window to front aspect, overs stairs storage cupboard, radiator.

Bedroom Three



11' x 6' 9" (3.35m x 2.06m) UPVC window to rear aspect, radiator.

Bathroom



Pedestal hand wash basin, shower cubical, UPVC window to rear aspect.

Separate WC

Low level WC, UPVC window to rear.

Outside

To the front of the property there is a private driveway providing off road parking for two cars, there is also a garden which is laid to lawn and a gate providing side access.

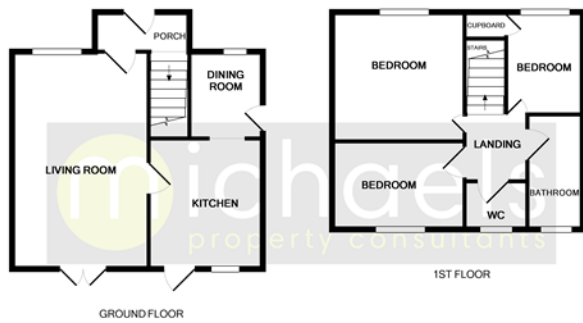
Rear Garden



To the rear of the property there is a beautifully established garden featuring a paved patio area, with the remainder being predominately laid to lawn and featuring an array of mature flowers, trees and shrubs, two garden sheds.

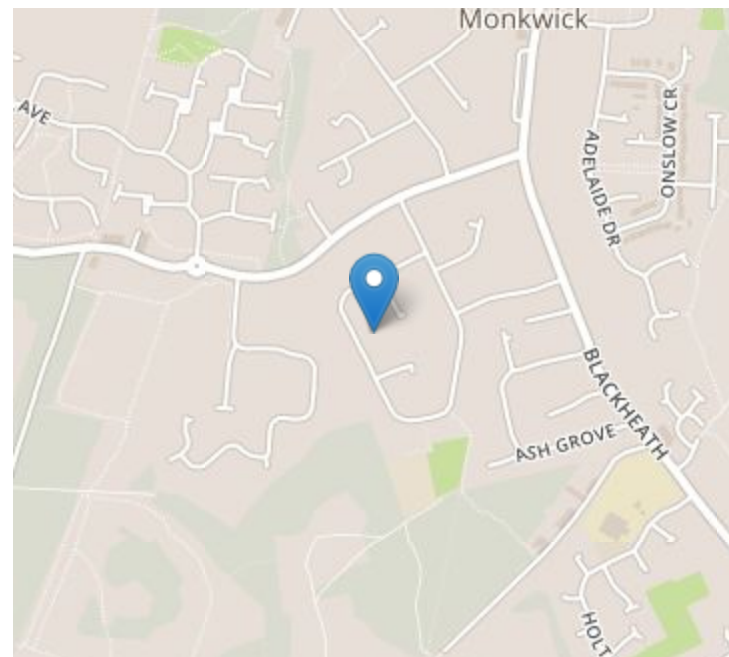
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.