



- Stunning Terraced Town House
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Contemporary Kitchen With NEFF Appliances
- Three Piece Family Bathroom And En-Suite Bathroom
- Low Maintenance Courtyard Garden
- Close To Excellent Schooling And The Town Centre

3 Sussex Road, Colchester, Essex. CO3 3QH.

A stunning, character filled three double bedroom terraced town house situated just of the highly prestigious Lexden Road, within walking distance of the Town Centre with its vast array shops and popular restaurants, Colchester North & Town Station with links to London Liverpool Street and the area's exceptional local schools. This handsome period home sits in a pleasant position and enjoys an array of spacious, versatile accommodation over three floors.



Property Details.

Ground Floor

Living Room



11' 9" x 11' 1" (3.58m x 3.38m) With sash window to front, radiator, TV point, door to;

Dining Room



11' 9" x 8' 11" (3.58m x 2.72m) With sash window to rear, radiator, stairs rising to first floor, open to;

Kitchen



7' 10" x 5' 11" (2.39m x 1.80m) With double glazed window and door to side, wood effect floor, a range of matching eye level and base units with drawers and composite square edge worktops over, NEFF oven and induction hob over, integrated CDA microwave, integrated fridge/freezer, FRANKE inset sink.

First Floor

Landing

With stairs to first floor and doors to;

Bedroom Two



13' 7" x 10' 11" (4.14m x 3.33m) With sash window to front, radiator.

Bedroom Three

9' 1" x 8' 9" (2.77m x 2.67m) With sash window to rear, radiator.

Property Details.

Family Bathroom



With double glazed window to side, wash hand basin, low level WC, panelled bath, part tiled walls.

En-Suite Bathroom



With window to rear, radiator, wood floor, low level WC, wash hand basin, panelled bath, part tiled walls.

Second Floor

Second Floor Landing

Door to;

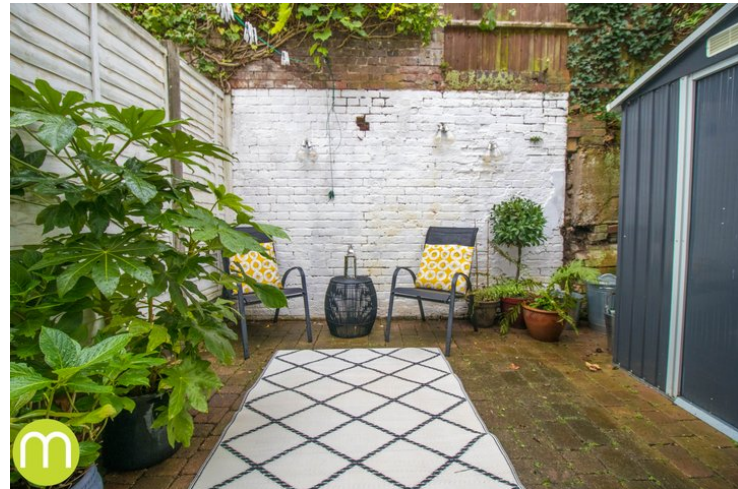
Bedroom One



13' 8" x 12' 3" (4.17m x 3.73m) With window to front, radiator, door to;

Outside

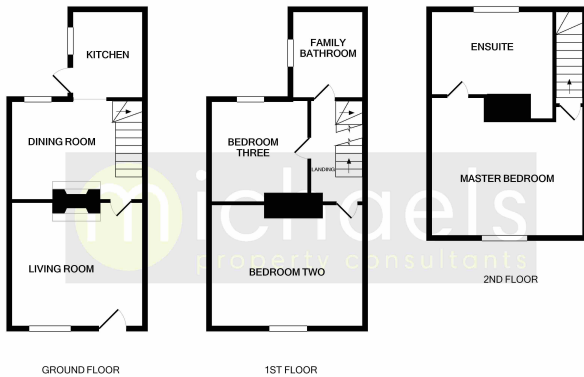
Gardens & Parking



Outside, to the rear, the property enjoys a suntrap courtyard rear garden which is low maintenance and boasts an excellent space for outdoor furniture and also has the added benefit of gated side access. To the front, the property boasts a charming front garden and on street permit parking is available.

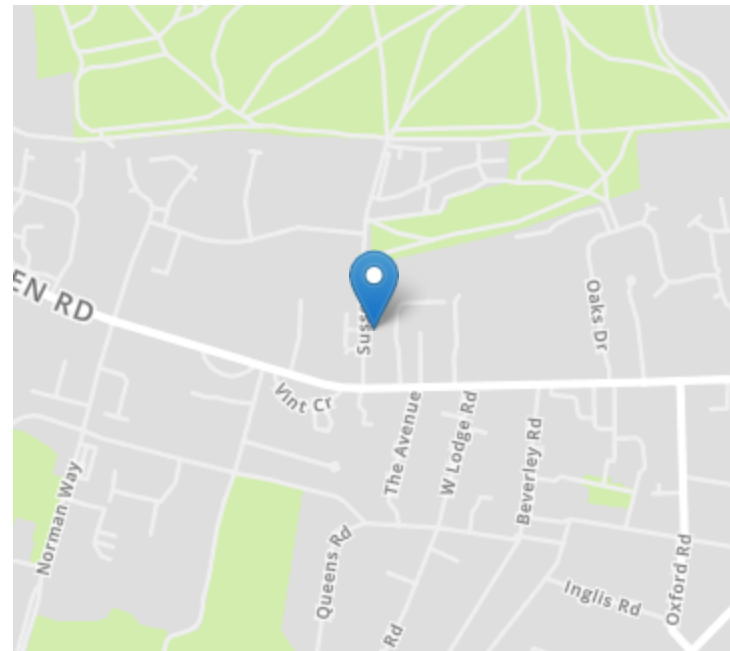
Property Details.

Floorplans

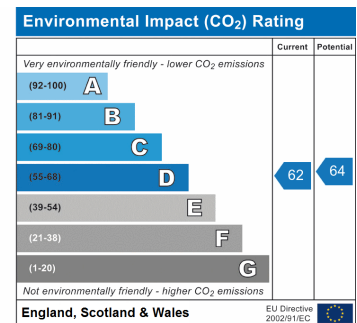
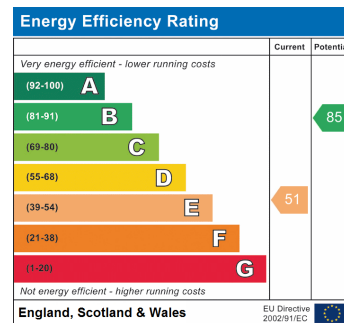


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.