



5 Londinium Road, Colchester, Essex. CO2 7NU.

Michaels Property Consultants are pleased to present to the market this excellent four bedroom semi-detached family home, residing within a stones throw of Colchester's exciting and vibrant city centre, home to an array of; bars, restaurants, leisure facilities and Colchester's Castle Park & Colchester Castle. Passing through the iconic St. Johns Abbey Gate, the city centre station is also five minutes away and offers connecting trains to London Liverpool Street within the hour. Offering an abundance of both reception and bedroom space throughout, complete with an impressive rear garden and also with allocated parking two vehicles (plus a visitor space) this home must be viewed to be appreciated in its entirety.



- An Excellent Four Bedroom Semi-Detached Family Home
- Colchester City Centre Position, Close To Station & Amenities
- Four Bedrooms
- En-Suite To Master Bedroom
- First Floor Family Bathroom
- Large Living Room
- Kitchen-Diner With Integrated Appliances
- Utility Room
- Generously Proportioned Rear Garden
- Allocated Parking For Two Vehicles
- LABC Warranty Remaining

Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, geometric floor, understairs storage, radiator, stairs to first floor, doors and access to:

Cloakroom

W.C., wash hand basin, radiator

Living Room



3.72m x 6.71m (12' 2" x 22' 0") Window to front aspect, patio doors to rear aspect, radiator, communication points

Kitchen-Diner



6.39m x 3.66m (21' 0" x 12' 0") A modern kitchen-diner comprising of; a range of base and eye level units with worksurfaces over, inset four ring gas hob with extractor fan over, electric fan assisted oven and grill, fridge/freezer, dishwasher, inset stainless steel sink, drainer and tap over, 1/2 sink

window to front aspect, radiator x2, patio doors to rear aspect, geometric floor, access to:

Utility Room

2.28m x 1.65m (7' 6" x 5' 5") Glazed door to rear aspect, continued base and eye level units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, wall mounted concealed boiler, herringbone style floor

First Floor

Landing

Stairs to ground floor, inset storage, radiator, doors to:

Master Bedroom



3.47m x 3.77m (11' 5" x 12' 4") Window to rear aspect, radiator, door to:

En-Suite Shower Room



W.C. pedestal wash hand basin, shower cubicle, wall mounted towel rail, herringbone style floor, window to rear aspect

Property Details.

Bedroom Two



3.43m x 3.84m (11' 3" x 12' 7") Window to side aspect, radiator

Bedroom Four



2.94m x 3.56m (9' 8" x 11' 8") Window to front aspect, radiator

Bedroom Three



3.98m x 2.97m (13' 1" x 9' 9") Window to front aspect, radiator

Outside, Parking & Garden



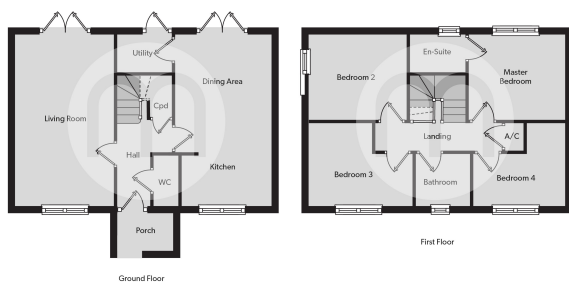
Outside, the property boasts a large rear garden, predominately laid to lawn and ideal for entertaining and hosting in the summer months. Other highlights include a patio area ideal for al-fresco dining and outdoor seating furniture, a further section enclosed with a timber pergola, garden shed and secure gated side access. Allocated parking for two vehicles is available to the side of the property, with a visitors permit also available for guests.

Additional Information

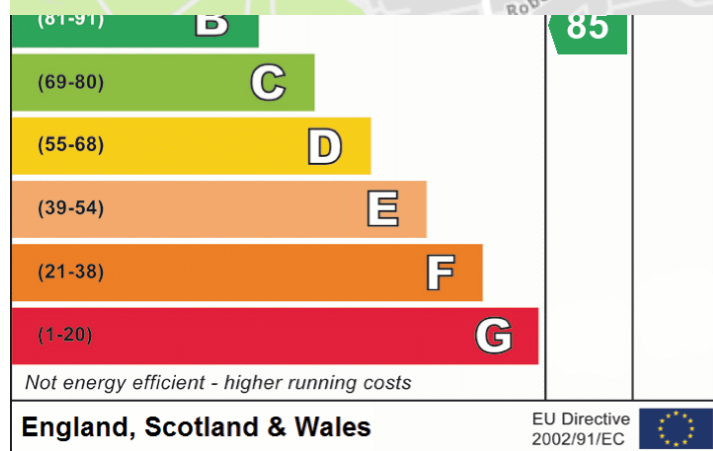
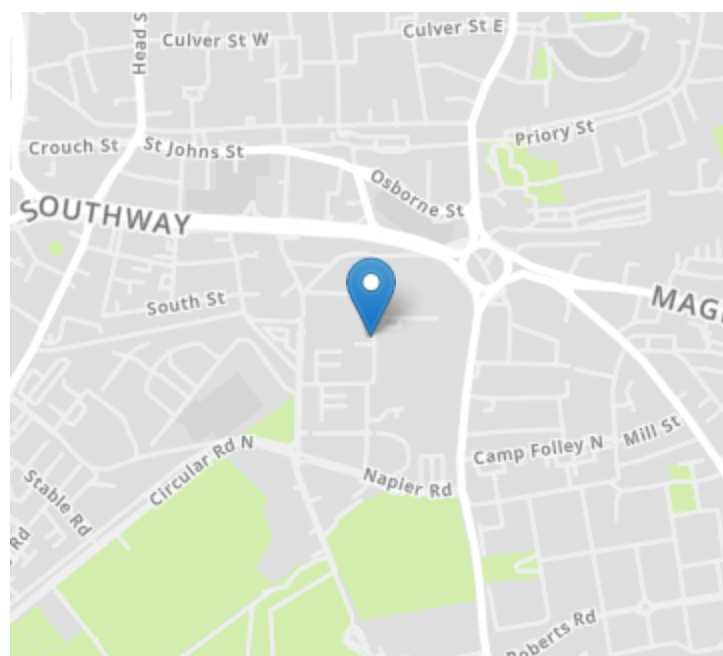
Please be advised an annual estate charge of £250.00p (circa.) is payable per annum to Remus Estates, to manage the communal grounds and immediate surrounding area. We advise all parties to confirm the legal set up of this charge with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

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.