



- Guide Price £300,000 - £315,000
- An Exceptionally Well Presented Town House
- Three/Four Generous Bedrooms
- Two En-Suite Shower Rooms, Family Bathroom And Downstairs WC
- Open Plan Kitchen/Family Room
- First Floor Lounge (Bedroom Four)
- Fitted Kitchen With Integrated Appliances
- Low Maintenance Garden
- Garage Located To The Rear

Call to view 01206 576999



43 Garland Road, Colchester, Essex. CO2 7GE.

Positioned on this idyllic road in the highly sought after area of 'Abbey Fields' is this substantial three bedroom town house offering an abundance of accommodation spread over three floors and being offered in good condition throughout. With views over a park to the front this bright home would be ideal any growing family or professional couple as the property is located within a short distance from the town centre and train station.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor and doors to;

WC

With wood double glazed window to front, radiator, wash hand basin with tiled splashback, close coupled WC.

Open Plan Kitchen/Family Room



Kitchen Area



15' 9" x 9' 3" (4.80m x 2.82m) With a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, gas hob with extractor hood over, double oven, integrated dishwasher and fridge/freezer, open to family room.

Family Room



12' 6" x 8' 8" (3.81m x 2.64m) With storage cupboard, radiator, wood double glazed doors to rear.

First Floor

First Floor Landing

With stairs rising to first floor and doors to;

Living Room



12' 9" x 12' 6" (3.89m x 3.81m) With two wood double glazed windows to front, radiator, TV point. (could be utilised as bedroom four.)

Bedroom Three

10' 5" x 10' 3" (3.17m x 3.12m) With wood double glazed window to rear, radiator, built in wardrobes and airing cupboard.

Family Bathroom

With close coupled WC, wash hand basin, panelled bath with shower screen and shower attachment, part tiled walls, extractor.

Second Floor

Second Floor Landing

With doors to;

Property Details.

Bedroom One



12' 6" x 12' 5" (3.81m x 3.78m) With two wooden double glazed windows to front, radiator, built in wardrobes, door to en-suite.

En-Suite Two



With part tiled walls, close coupled WC, wash hand basin, shower cubicle.

En-Suite One



With part tiled walls, heated towel rail, close coupled WC, wash hand basin, corner shower cubicle, extractor.

Outside

Gardens & Garage



Outside, the rear garden has been landscaped and now offers a generous decking area and artificial grass with low maintenance in mind. To the rear of the property, there is a garage and parking is available to the front of the property on street.

Bedroom Two



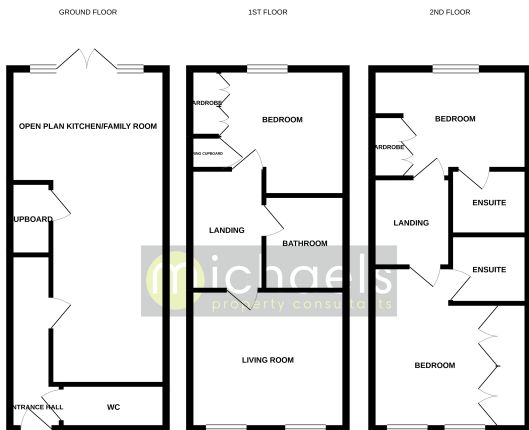
12' 6" x 8' 6" (3.81m x 2.59m) With a wood double glazed window to rear, radiator, built in wardrobes.

Agents Note

We have been advised by the current owner that the garage is offered on a leasehold basis with a peppercorn ground rent. There is also an estate management charge of £7pcm payable to Trinity Estate Management. We do however, advise any prospective purchaser confirms this information with their chosen conveyancer.

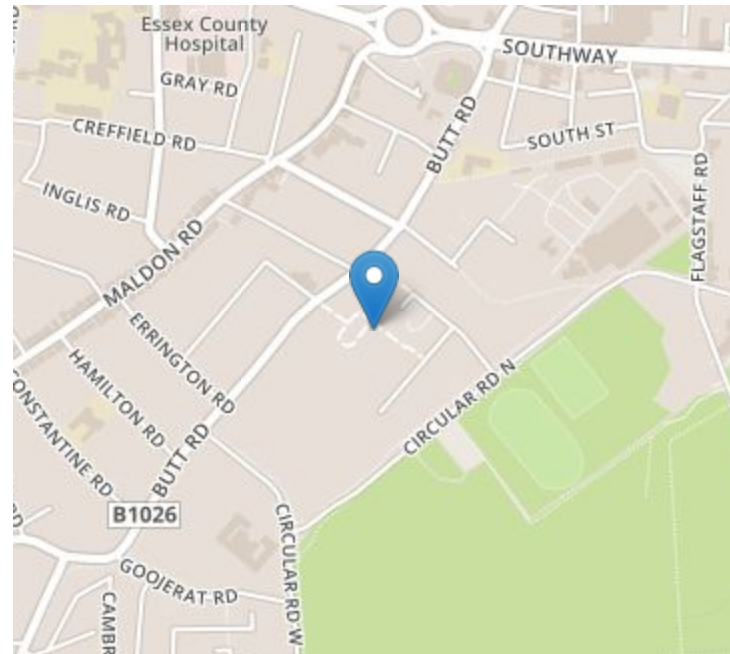
Property Details.

Floorplans

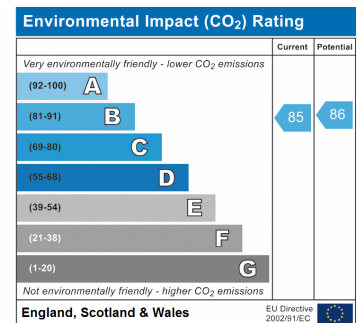
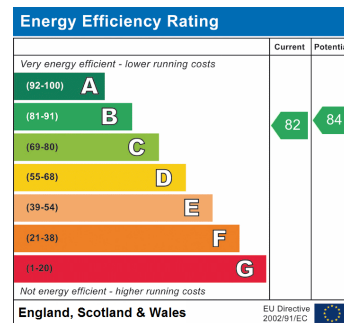


While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years. Made with Hologram, 02020

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.