



**55 Cavalry Road, Colchester, Essex. CO2 7GH.**

**\*\*Guide Price £375,000 - £400,000\*\*** A substantial three bedroom family home offering an abundance of reception and bedroom space throughout, evenly distributed across three generous floors of accommodation and presented to market in excellent order. Favourably positioned in central Colchester and within a stones throw of the city centre, it is within walking distance of; an array of independent shops/boutiques, stores, bars/restaurants and leisure facilities. It is also within minutes of Abbey Fields, ideal for avid dog walkers and providing an abundance of outdoor space close by.

- An Imposing Three Bedroom Town House In Central Colchester
- Offering Versatile & Generous Space Across Three Floors Of Accomadation
- Ground Floor Cloakroom
- Ground Floor Dining Room & First Floor Living Room
- Modern Kitchen-Breakfast Room
- Three Generous Bedrooms
- Master Bedroom With En-Suite Sho-wer Room
- Second Floor Family Bathroom
- Private & Enclosed Landscaped Rear Garden
- Off Road Parking For Two Vehicles In Tandem Style



# Property Details.

## Ground Floor

### Entrance Hall

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

### Downstairs Cloakroom

W.C, wash hand basin, radiator

### Kitchen



12' 6" x 12' 6" (3.81m x 3.81m) A modern fitted kitchen comprising of; a range fitted high gloss base and eye level units with worksurfaces over, inset sink, drainer and taps over, inset oven and grill, inset hob with extractor fan over, integrated; fridge/freezer, dishwasher, washing machine, wood effect LVT flooring, radiator, wall mounted gas boiler (enclosed by kitchen unit) , inset spotlights, window to front and side aspect

### Dining Room



12' 6" x 8' 10" (3.81m x 2.69m) \*Currently used as a snug/TV room\* window to side aspect, glazed door to side aspect (leading to rear garden), wood effect LVT flooring

## First Floor

### First Floor Landing

Stairs to ground and second floor, doors and access to:

### Reception Room



16' 2" x 12' 6" (4.93m x 3.81m) Window to front and side aspect, radiator, communication points

### Bedroom Three



12' 6" x 8' 10" (3.81m x 2.69m) Window to front and side aspect, radiator

## Second Floor

### Second Floor Landing

Stairs to first floor, airing cupboard, doors and access to:

# Property Details.

## Bedroom Two



12' 6" x 8' 10" (3.81 m x 2.69m) Window to side and front aspect, radiator

## Bathroom



Low level W.C, panelled bath with shower over, vanity wash basin, extractor fan, tiled walls.

## Master Bedroom



12' 6" x 9' 2" (3.81 m x 2.79m) Window to front & side aspect, inset wardrobe, radiator, access to:

## En-Suite Shower Room

W.C, wash hand basin, shower cubicle, radiator

## Outside, Garden & Parking



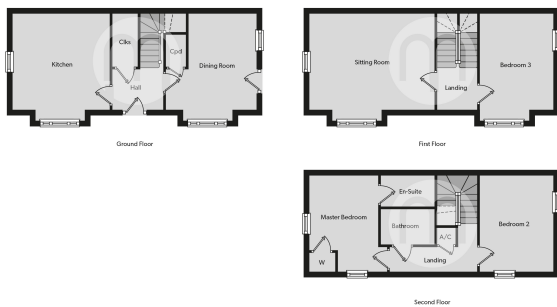
Our clients benefit from a private and enclosed rear garden, commencing with an expansive patio area and a picket fence divides the garden into two sections, with the remainder predominately laid to lawn. To the rear of the garden, a further patio area is featured and enhanced by a timber pergola - the ideal place to put an outdoor dining table and chairs under. Boundaries are formed by a handsome brick wall and panel fencing, whilst parking can be found for two vehicles in tandem style to the rear of the property.

## Additional Information

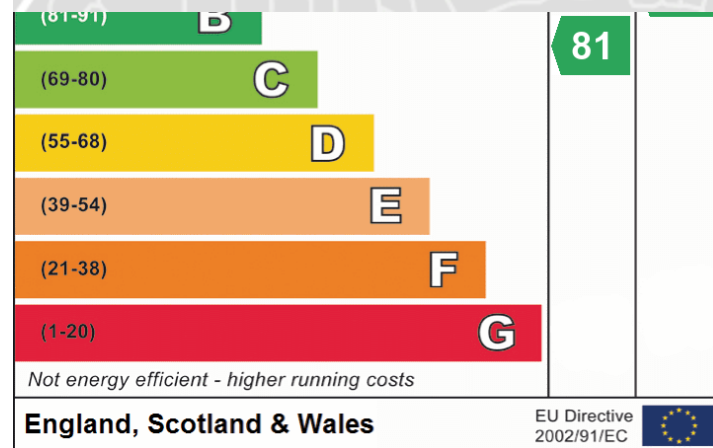
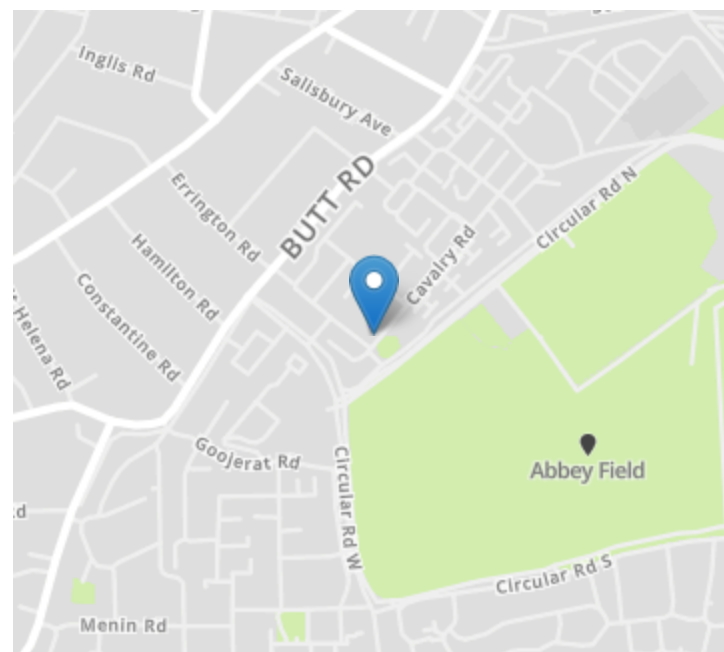
We understand there is an annual estate charge payable. We advise all interested parties to confirm this charge with their appointed solicitor at an early stage of their conveyance, to prevent any discrepancy.

# 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.