



- 'New Town' District Of Colchester City Centre
- Two Reception Rooms
- No Onward Chain
- Three Generous Bedrooms
- Close To An Array Of Amenities, Shops & Transport Links
- Private & Enclosed Spacious Rear Garden
- A Prime Example Of A Victorian Terrace Home
- Ground Floor Bathroom
- Kitchen White Goods Included

49 Granville Road, Colchester, Colchester, Essex. CO1 2ED.

Situated in the heart of 'New Town' and moments from Colchester's historic and vibrant city centre, sits this three bedroom semi detached period home. Offering generous reception and bedroom space throughout, whilst also offering abundance of period charm throughout. A stones throw from an array of; amenities, shops, restaurants, bars and transport links, it presents itself as the ideal family home or property for working professionals. Completed with the added benefit of no onward chain.



Call to view 01206 576999



Property Details.

Ground Floor

Living Room



12' 0" x 9' 9" (3.66m x 2.97m) UPVC window to front aspect, radiator, wood effect laminate flooring, access into:

Dining Room/Reception Room



12' 4" x 11' 9" (3.76m x 3.58m) Understairs storage area, wood effect laminate flooring, UPVC window to rear aspect, door into:

Kitchen



UPVC window to side aspect, range of base and eye level units, cupboards and work surfaces, tiled flooring, space for appliances, electric fan assisted oven, tiled splash back, stainless steel sink/drain, access into inner hallway then leading to:

Bathroom



6' 8" x 5' 7" (2.03m x 1.70m) Shower cubicle, low level W.C., vanity wash basin, obscured window to side aspect, storage cupboard, tiled walls, radiator.

Property Details.

First Floor

Bedroom One



12' 6" x 9' 9" (3.81m x 2.97m) UPVC window to side aspect, radiator, feature fireplace.

Bedroom Two



9' 9" x 8' 4" (2.97m x 2.54m) UPVC window to rear aspect, radiator.

Bedroom Three



11' 7" x 6' 4" (3.53m x 1.93m) UPVC window to rear aspect, feature radiator, radiator.

Outside



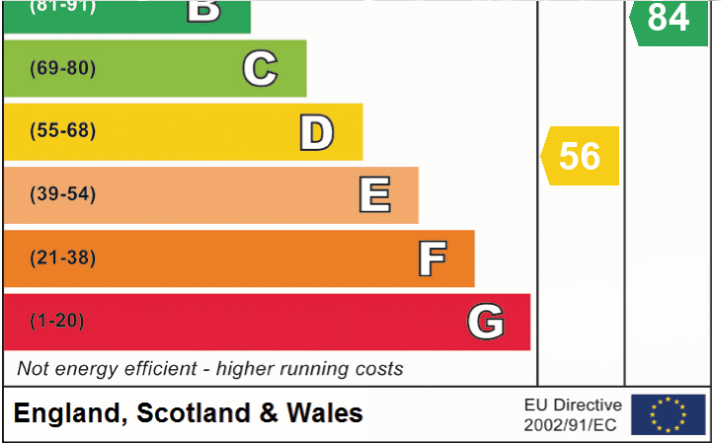
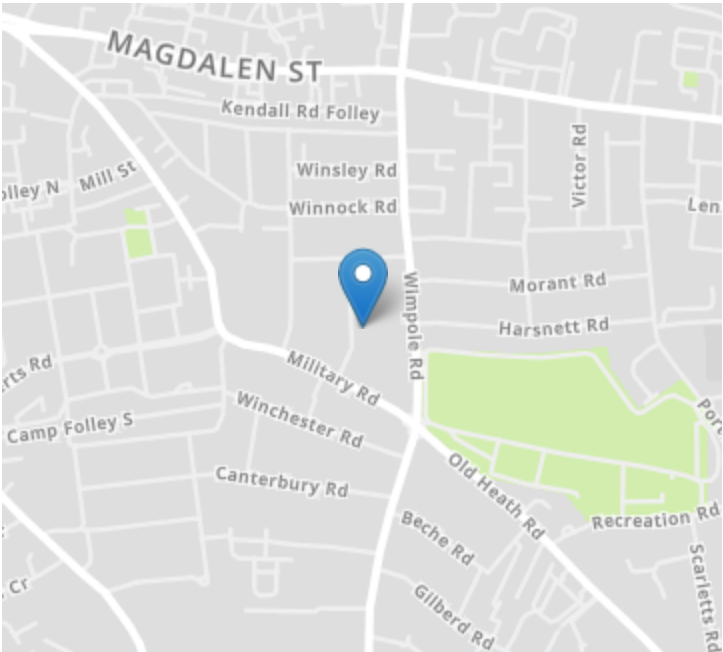
Outside, a large, private and enclosed rear garden awaits. The garden commences with an expansive patio area, the ideal place for outdoor seating and dining furniture. A paved pathway leads to the rear of the garden, with a further section predominately laid to lawn. An array of mature shrubs, hedges and plants are featured throughout, whilst boundaries are formed by panel fencing. A garden shed is offered for additional storage and convenience. Parking is available on road.

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.