



- A Charming Period Home
- Three Bedroom Semi-Detached House
- Sizeable Reception Room
- 23 FT x 12 FT Open Plan Kitchen-Dining Area
- A Fully Equipped Kitchen With Integral Appliances
- Tiled Floor Finish
- A Gorgeous Ground Floor Family Bathroom & First Floor Shower Room
- Two Double Bedrooms & Sizeable Third Bedroom
- Low Maintenance Landscaped Rear Garden
- Residents Parking Scheme

1 Orchard Road, Colchester, Colchester, Essex. CO1 1SG.

A charming three-bedroom semi-detached home, occupying a preferable position in Colchester's historic city centre and a stones throw from Colchester's mainline station, offering direct links to London Liverpool Street station within the hour. Ideal for the working professional or families alike, this home offers a wealth of both reception and bedroom space throughout, combining period charm with contemporary finishes. It is also moments from the picturesque Castle Park, home to Colchester City's landmark castle, a vast amount of green space and perfect for children.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to side aspect, stairs to first floor, access to:

Reception Room



3.58m x 3.56m (11' 9" x 11' 8") Engineered wood flooring, UPVC window to front, radiator, TV and telephone points,

Kitchen-Diner



Kitchen Diner

23' 4" x 12' 4" (7.11m x 3.76m)

Dining Area:

UPVC window to side and rear, tiled floor, radiator, alarm system, under stairs storage cupboard, TV point.

Kitchen Area:

Range of white gloss base and eye level units with work surfaces over, inset four ring gas hob, and electric oven with extractor over, inset sink unit with mixer tap and drainer, tiled splash backs, breakfast bar unit, integrated fridge/freezer, dish washer and washing machine, UPVC door to side.

Family Bathroom



7' 4" x 6' 2" (2.24m x 1.88m) UPVC window to side, tiled floor, deep freestanding bath with feature floor mounted tap and shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, half tiled walls.

First Floor

First Floor Landing

Radiator, smoke alarm, stairs to ground floor, doors to:

Master Bedroom



11' 7" x 10' (3.53m x 3.05m) Engineered wood flooring, UPVC window to front, wall to wall fitted wardrobes, radiator, TV point.

Property Details.

Bedroom Two



11' 9" x 9' 4" (3.58m x 2.84m) Engineered wood flooring, storage cupboard, radiator, UPVC window to rear.

Bedroom Three



8' 7" x 7' 6" (2.62m x 2.29m) UPVC window to rear, radiator.

Shower Room



9' x 5' 8" (2.74m x 1.73m) Tiled floor and fully tiled walls, double width shower cubicle with dual rain head shower, low level WC, pedestal wash hand basin, chrome heated towel rail extractor.

Garden



To the rear of the property there is an attractive courtyard style garden which has been landscaped to a low maintenance design, with a block paved patio being laid throughout. There is a small section which is laid with artificial grass and the garden is enclosed by part panel fencing and a handsome brick wall. There is also a side gate providing access to the front of the property.

Parking Arrangements

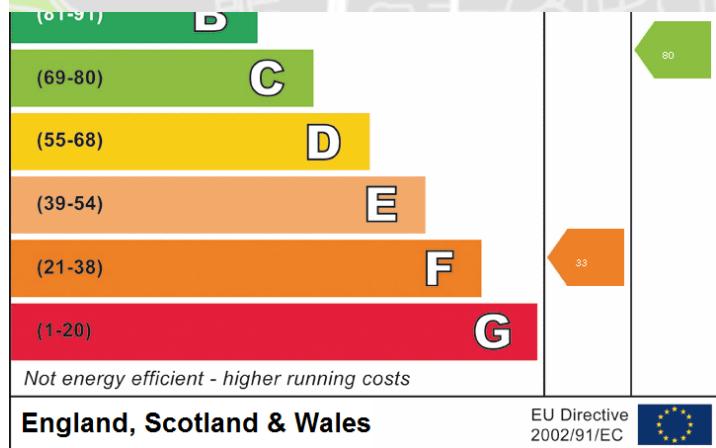
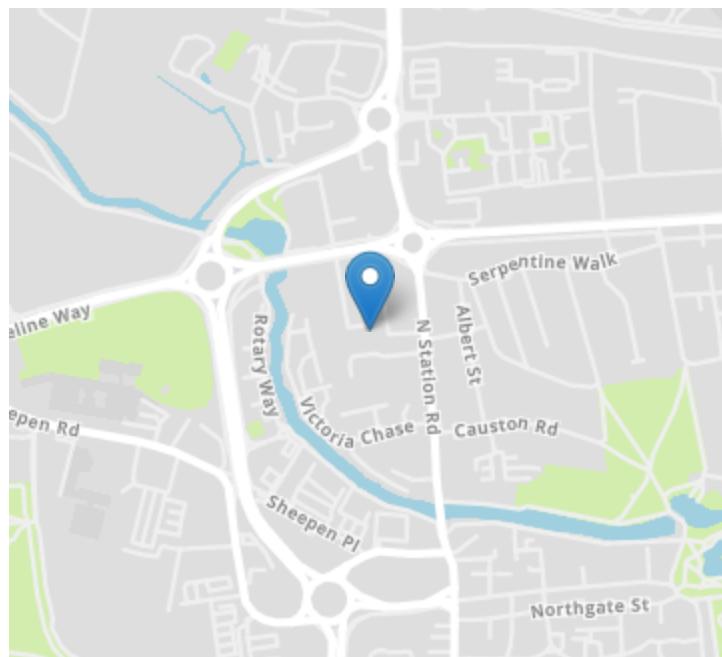
To the front of the property there is parking available which is easily accessible on road via a residents parking scheme, of which permits are easily obtainable from the local council for a nominal fee. This also comes with the added advantage of guests permits.

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.