



- Offering Lots Of Potential
- Two Bedroom Semi-Detached House
- 22ft Lounge/Diner
- Ground Floor Bathroom
- Generous Garden
- Off Road Parking For Two Cars

**196 Harwich Road, Colchester, Essex.  
CO4 3DE.**

Offering lots of potential is this two bedroom semi-detached period home located in central Colchester with excellent access to local amenities and good local schooling. Benefiting from two double bedrooms with the master offering built in storage, a 22ft lounge/diner, galley kitchen with space for appliances, ground floor bathroom, sizeable garden with garden shed and the rare benefit of a driveway providing off road parking for two cars.





# Property Details.

## Ground Floor

### Porch

Door access to;

### Lounge/Diner



22' 5" x 9' 9" (6.83m x 2.97m) With double glazed window to front and rear, two radiators, stairs rising to first floor, open to;

## Kitchen



8' 5" x 5' 6" (2.57m x 1.68m) With double glazed window to side, tiled floor, a range of eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances, open to lobby area.

## Lobby

With double glazed door to side, storage cupboard, door to .

## Bathroom



With double glazed window to side and rear, tiled floor, radiator, close coupled WC, wash hand basin, bath.

# Property Details.

## First Floor

### Half Landing

Doors to;

### Bedroom One



9' 9" x 9' 8" (2.97m x 2.95m) With double glazed window to front, radiator, built in wardrobe and storage cupboard.

### Bedroom Two



9' 9" x 9' 8" (2.97m x 2.95m) With double glazed window to rear, radiator.

## Outside

### Garden



A generous rear garden predominately patio with a lawn area and a garden shed to remain.

### Driveway

Hardstanding to the front of the property providing off road parking for two cars.

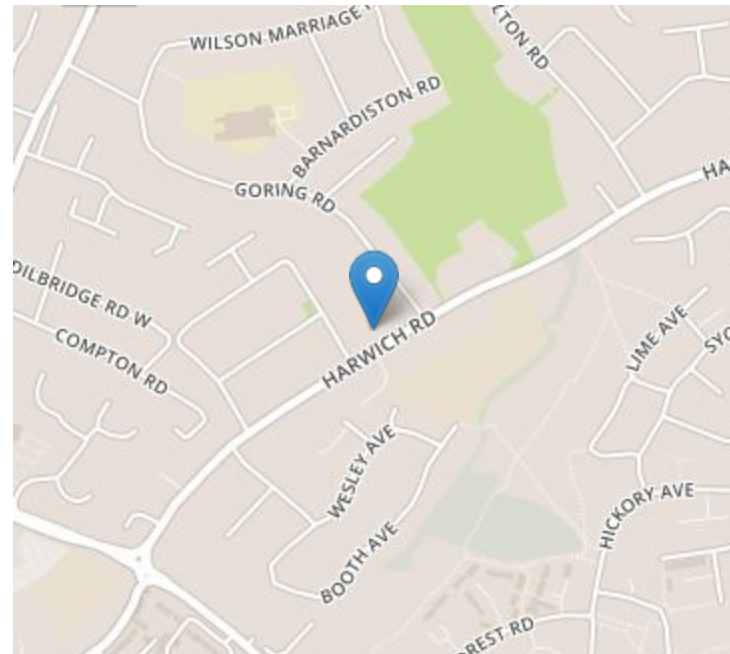
# Property Details.

## Floorplans

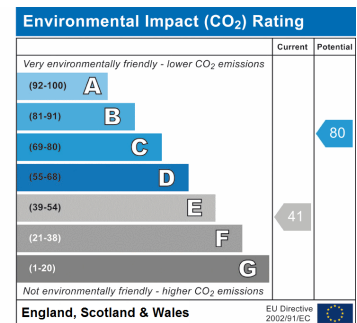
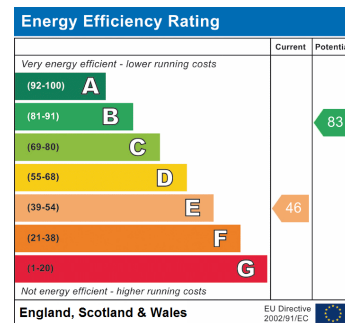


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Location



## Energy Ratings



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