



- Bay Fronted Four Bedroom Semi-Detached Home
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Ground Floor Cloakroom & Utility Room
- Spacious Reception Room
- Dining/Snug Room
- Focal Modern Kitchen/Dining/Family Room
- Three First Floor Bedrooms
- First Floor Family Bathroom
- Master Bedroom With En-Suite Shower Room
- Well-Proportioned Enclosed Rear Garden
- Off Road Parking

## 1 Manor Gardens, Manor Road, Colchester, Essex. CO3 3LZ.

**\*\*Guide Price £450,000 - £475,000\*\*** Peacefully positioned in the ever popular central Colchester district that is St. Marys resides this very impressive four bedroom semi-detached property. Having historically undergone extension and improvement throughout it offers the perfect combination of both period charm and modern day open-plan living. Residing within a stones throw of Colchester's historic and vibrant city centre, it offers a wealth of useful shops/boutiques, bars, restaurants, amenities and transport links within easy reach, making this wonderful home ideal for a wide range of buyers.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

Entrance Hall

Ground Floor Cloakroom

Reception Room



10' 10" x 11' 10" (3.30m x 3.61m)

Utility Room

6' 7" x 6' 7" (2.01m x 2.01m)

Dining/Snug Room



10' 5" x 11' 10" (3.17m x 3.61m)

Kitchen/Dining/Family Room



12' 6" x 15' 10" (3.81m x 4.83m)

## First Floor

Landing

Bedroom Two



9' 7" x 11' 10" (2.92m x 3.61m)

Bedroom Three



10' 9" x 9' 4" (3.28m x 2.84m)



# Property Details.

## Bedroom Four



6' 6" x 9' 1" (1.98m x 2.77m)

## Family Bathroom



4' 10" x 6' 7" (1.47m x 2.01m)

## Second Floor

### Second Floor Landing

### Master Bedroom



14' 9" x 9' 10" (4.50m x 3.00m)

## En-Suite Shower Room



5' 5" x 5' 11" (1.65m x 1.80m)

## Outside, Garden & Parking

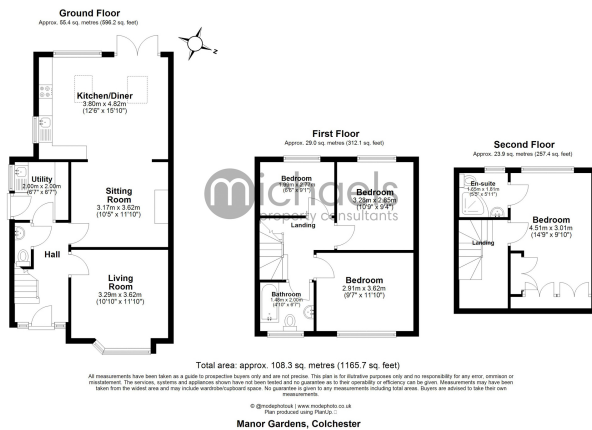
### Outside



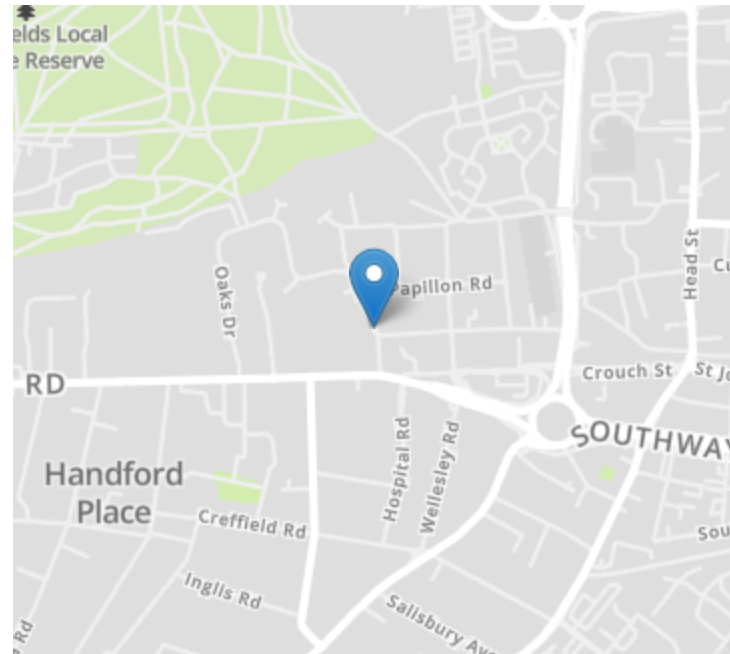
Outside and as previously mentioned, the property boasts a private and enclosed rear garden of a good size, commencing with a large patio area that offers itself as a suitable place for al-fresco dining and entertaining. The remainder of the garden is predominately laid to lawn and enclosed by a large brick wall. Secure gated side access proves ideal for bicycles. Off road parking is available to front, whilst residents and visitors permits for the immediate area are also obtainable from the local council at an annual cost and subject to application.

# Property Details.

## Floorplans



## 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.