



- An Excellent Three Bedroom Semi-Detached Family Home
- Positioned To The South Of Colchester's City Centre
- Ready To Be Occupied Without Delay, No Onward Chain
- Two Spacious Reception Rooms
- Kitchen/Breakfast Area
- Two Double Bedrooms & Sizeable Third Bedroom
- Stylish Grey Tiled First Floor Family Bathroom Suite
- Large & Private Enclosed Rear Garden
- Close To An Array Of Excellent Amenities, Shops & Bus Links
- Viewings Welcomed

## Number Nine (9) Armidale Walk, Colchester, Colchester, Essex. CO2 8XS.

An excellent example of an extended three bedroom semi-detached family home, conveniently positioned to the South of Colchester and within walking distance of a variety of schooling and useful amenities. Well presented & offering a wealth of space throughout, the ground floor accommodation comprises of; a welcoming entrance porch, well-proportioned living room with glazed doors leading to a large kitchen/breakfast bar area. Completing the impressive ground floor is a second reception room which is could be utilised as a dining area/sitting room, of which French doors lead out to a generous and private enclosed rear garden. Occupying the first floor are two sizeable double bedrooms and third bedroom. A stylish fully tiled family bathroom is also on offer.



# Property Details.

## Ground Floor

### Entrance Door

Further door to:

### Reception Room



15' 8" x 13' 8" (4.78m x 4.17m) UPVC window to front aspect, radiator, under stairs storage, stairs to first floor, door to:

### Kitchen



11' 10" x 8' 8" (3.61m x 2.64m) Breakfast bar area, full range of base and eye level units, cupboards and work surfaces over, radiator, UPVC window to side aspect, tiled flooring, inset oven, four ring gas hob, space for freestanding appliances, door to:

## Additional Reception Room



14' 6" x 14' 2" (4.42m x 4.32m) UPVC window to side aspect, radiator, loft hatch above, french doors leading to an impressive rear garden

## First Floor

### First Floor Landing

Stairs to ground floor, airing cupboard, loft hatch, doors to:

### Master Bedroom



11' 9" x 8' 9" (3.58m x 2.67m) UPVC window to front aspect, radiator.

# Property Details.

## Bedroom Two



9' 9" x 8' 8" (2.97m x 2.64m) UPVC window to rear aspect, radiator.

## Bedroom Three



8' 9" x 6' 3" (2.67m x 1.91m) UPVC window front aspect, radiator.

## First Floor Family Bathroom Suite



Contemporary bathroom suite; comprising of a W.C, panelled bath, vanity wash unit, obscured window to rear aspect, tiled walls

## Outside, Garden, Storage Unit & Parking



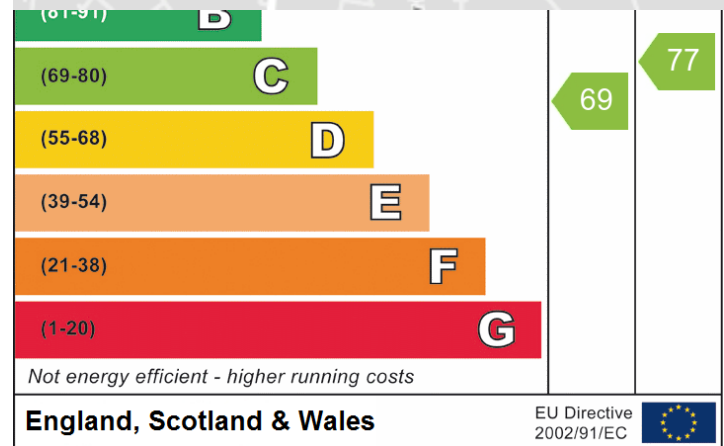
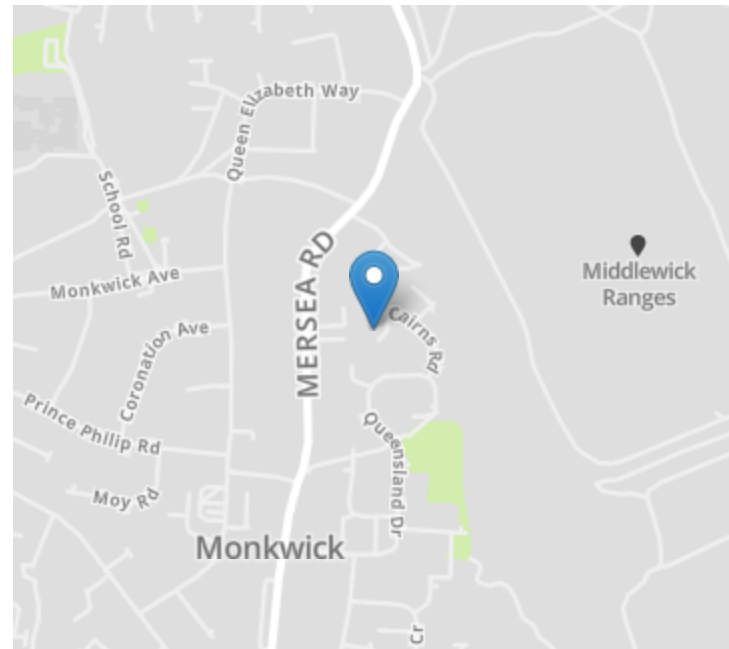
This deceptively spacious family home occupies an impressive plot and benefits from a private and enclosed rear garden, ideal for any large family. The garden commences with a large block paved patio area, sheltered by a timber pergola, providing a private area for outside dining and seating. The remainder of the garden is enclosed by panel fencing with the added luxury of a large storage unit to the rear, which is to remain for the benefit and use of its new owners. To the front of the property off road parking can be found and secure gated side access - ideal for bicycles.

# 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.