



- Impressive Refurbished & Extended Three Bedroom Semi-Detached Family Home
- Elevated Position & Enjoying A South-West Facing Rear Garden
- Large Reception Room With Bay-Front Window
- Ground Floor Shower Room & W.C.
- Focal Kitchen/Dining/Family Room With Bi-Folding Doors
- Benefitting From A Utility Room
- Two Large Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom
- Large & Enclosed Rear Garden With Outdoor Lighting & Power
- Off Road Parking To The Rear

123 Old Heath Road, Colchester, Colchester, Essex. CO2 8AB.

****Guide Price £375,000 - £400,000**** Michaels Property Consultants are privileged to present to the open market this extended and refurbished three bedroom semi-detached home, complete with modern fittings whilst retaining period charm. Commanding a favourable elevated position along Old Heath Road, this excellent home enjoys a wealth of reception and bedroom space throughout, whilst boasting mature frontage and impressive rear garden. Re-imagined with modern day living considered, it offers open plan kitchen-dining to a very high standard, with the extension forming the ideal space for entertaining and hosting. Situated with easy reach of an array of useful amenities, shops, schooling and well-connected to Colchester's city centre and nearby stations via a frequent bus network, all considered it makes the ideal family home. A very exciting opportunity to acquire a refurbished chain free property.



Property Details.

Ground Floor

Entrance Hall

Living Room



10' 11" x 10' 2" (3.33m x 3.10m)

Ground Floor Shower Room & W.C.



Kitchen/Dining/Family Room



13' 1" x 13' 5" (3.99m x 4.09m) Kitchen

11' 6" x 13' 5" (3.51m x 4.09m) Dining/Family Area

Utility Room

4' 8" x 7' 9" (1.42m x 2.36m)

First Floor

Landing

Master Bedroom



10' 10" x 13' 5" (3.30m x 4.09m)

Property Details.

Bedroom Two



10' 6" x 13' 5" (3.20m x 4.09m)

Bedroom Three



7' 4" x 7' 10" (2.24m x 2.39m)

Bathroom



4' 11" x 7' 10" (1.50m x 2.39m)

Outside, Garden & Parking



Venture outside into the South-West facing garden and you will be delighted with the outdoor space available. The rear extension enjoys outdoor lighting and power sockets, with steps leading up on to a large section predominately laid to lawn and enclosed by panel fencing. Side access to the front is available, whilst gated access to the rear leads to an area suitable for off road parking (via Barn Hall Avenue).

