



- A Charming Three Bedroom Middle Terrace Home
- Added Benefit Of A Loft Room
- Large Galley Style Kitchen With Space For Appliances
- Added Luxury Of Granite Worksurfaces
- First Floor Family Bathroom Suite With Freestanding Bath Tub
- Two Double Bedrooms
- Positioned In The Heart Of Colchester's City Centre
- Benefiting From Underfloor Heating In Kitchen
- Stripped Wooden Floors & Feature Fireplaces
- Rear Garden Access

54 Harsnett Road, Colchester, Essex. CO1 2HX.

Offered to market with no onward chain, this charming three bedroom Victorian home, located on Harsnett Road, a favourable tree lined road in the heart of Colchester's city centre. This middle terrace property boasts a beautiful façade with period features and a delightful garden to the rear.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs rising to first floor, access to:

Dining Room/Additional Reception Room



10' 6" x 10' 5" (3.20m x 3.17m) Window to front aspect, radiator, exposed floorboard, feature fireplace, access to:

Living Room



11' 2" x 11' 0" (3.40m x 3.35m) Window to rear aspect, exposed floorboards, communication points, feature fireplace, under-stairs storage cupboard, access to:

Kitchen



15' 4" x 7' 8" (4.67m x 2.34m) Galley style kitchen comprising of; a variety of base and eye level fitted units with worksurfaces over, space for appliances both freestanding and under-counter, tiled floor, inset sink, drainer and chrome mixer tap over, space for cooker with extractor fan over, inset spotlights, window to side aspect, door to rear aspect (leading to rear garden)

First Floor

Landing

Stairs to ground floor, access to loft room, access to:

Master Bedroom



13' 6" x 10' 7" (4.11m x 3.23m) Windows to front aspect, radiator, feature fireplace, exposed floorboards

Property Details.

Bedroom Two



11' 6" x 8' 2" (3.51m x 2.49m) Window to rear aspect, radiator, exposed floorboards

Family Bathroom



8' 6" x 7' 7" (2.59m x 2.31m) Window to rear aspect, tiled floor, free standing bath tub, shower cubicle, W.C, wash hand basin, feature exposed brick wall, radiator

Bedroom Three/Loft Room

12' 4" x 11' 0" (3.76m x 3.35m) Velux window, radiator

Outside & Garden



Outside, a private and enclosed rear garden is featured, predominately laid to lawn and boundaries are formed by panel fencing. There is also the benefit of a garden shed.

Agents Note

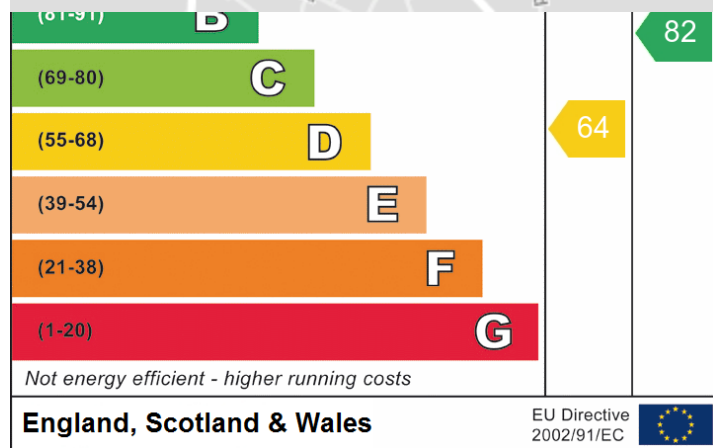
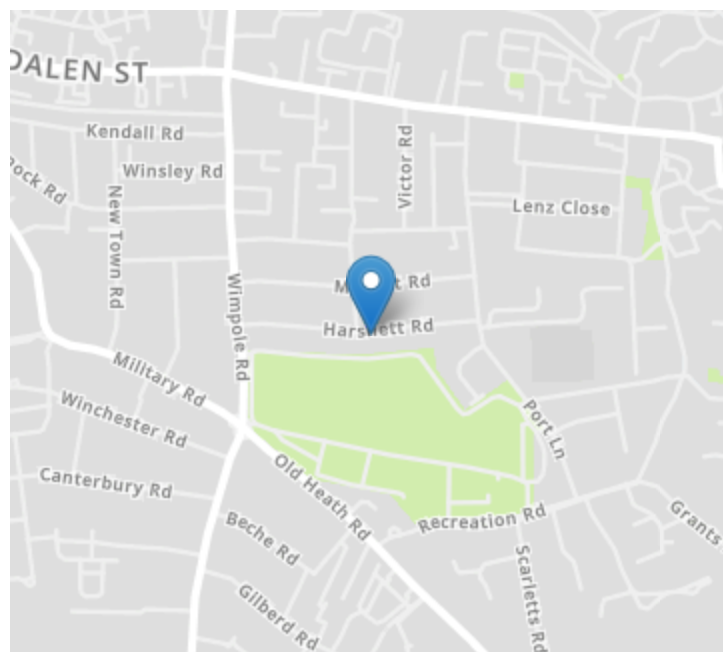
As per the description there is a loft room, which forms one of the bedrooms within our advertisement. As agents we do not hold documentation in relation to the loft room, and would advise any interested parties make their own enquires in relation to planning permission and building regulations as this is not information we hold on file.

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.