



- Three Bedroom Semi-Detached Family Home
- Favourably Prettygate Location
- Close To Shops, Amenities, Transport Links & Schools
- Open Plan Living-Dining Room
- Kitchen With Space For Appliances
- Breakfast Room/Additional Dining Room
- Ground Floor Bathroom
- Two Double Bedrooms & Sizeable Third Bedroom
- Private & Enclosed Rear Garden
- Parking & Garage

18 Hills Crescent, Colchester, Essex. CO3 4NU.

Residing in the favourable district of Prettygate, West Colchester sits this excellent three bedroom semi-detached family home. Deceptively spacious and within easy reach of a range of useful amenities, schooling and transport links, it presents itself as the ideal home for the modern day family. The property could benefit from light modernisation throughout but offers the perfect canvas in which to do so. Complete with a private enclosed rear garden and off road parking, viewings can be arranged at request and are by appointment only.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, window to front aspect, doors and access to:

Family Bathroom



Currently changed for accessible reasons.

Family bathroom suite comprising of; a walk in bath/shower, W.C, wash hand basin, radiator, window to side aspect

Breakfast Room/Additional Dining Room



10' 2" x 7' 4" (3.10m x 2.24m) Window to side aspect, radiator

Kitchen



11' 2" x 7' 6" (3.40m x 2.29m) A fitted kitchen comprising of; a range of fitted base and eye level units with work surfaces over, inset sink with taps over, larder cupboard, space for appliances and cooker, wall mounted boiler, window to rear aspect, door to side aspect, radiator

Reception Room



18' 1" x 10' 4" (5.51m x 3.15m) Window to front aspect, radiator, communication points, feature fireplace, open plan to:

Dining Room



9' 6" x 9' 4" (2.90m x 2.84m) Window to rear aspect, radiator

Property Details.

First Floor

First Floor Landing

Stairs to ground floor, doors and access to:

Master Bedroom



10' 6" x 13' 3" (3.20m x 4.04m) Window to front aspect, inset wardrobes, radiator

(Please note within the wardrobes resides the hot water cylinder)

Bedroom Two



10' 1" x 7' 7" (3.07m x 2.31m) Window to rear aspect, radiator, inset cupboard

Bedroom Three



9' 0" x 7' 2" (2.74m x 2.18m) Window to front aspect, radiator, fitted wardrobe

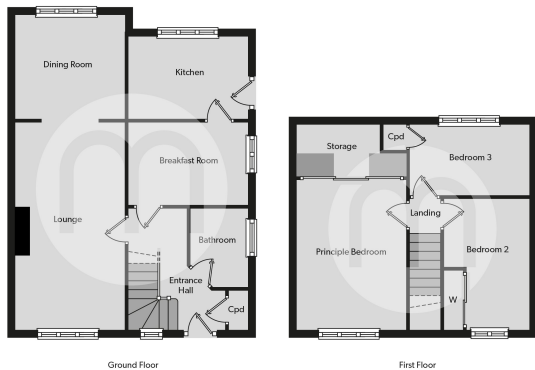
Outside, Garden, Garage & Parking



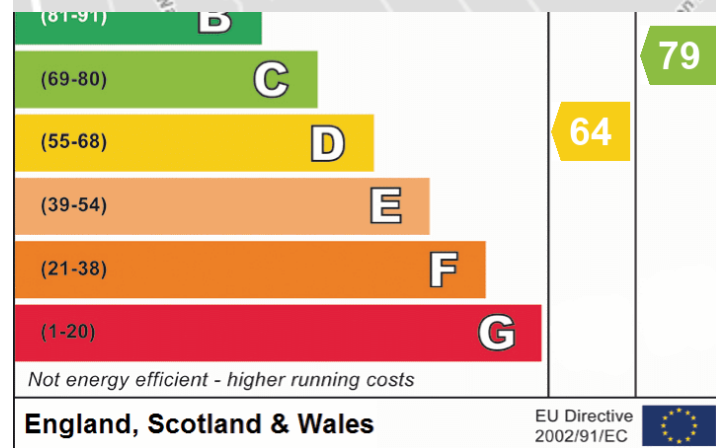
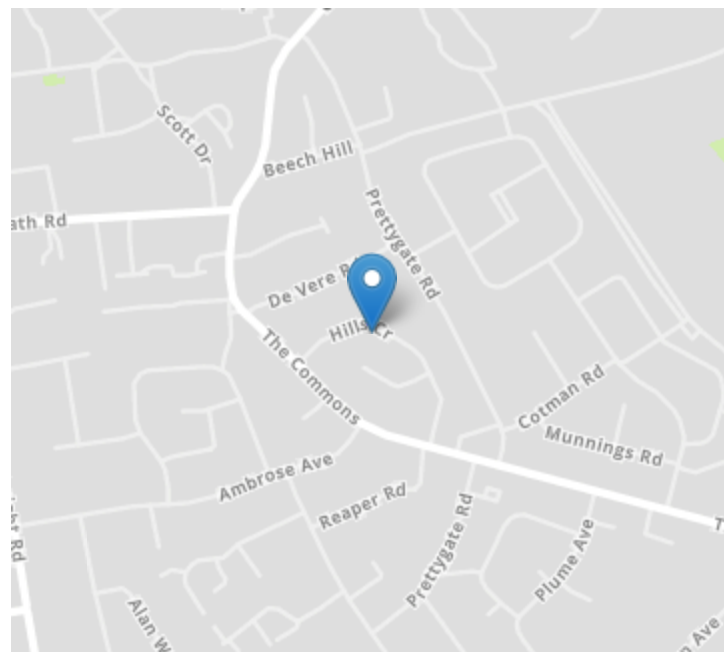
This property benefits from a private and enclosed rear garden, predominately laid to lawn and enclosed by panel fencing. In addition, there is the added luxury of a detached garage and parking is available in front for one vehicle, with further parking accessible on road.

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.