



- West Of Colchester - Village Location
- Three Bedroom Semi-Detached Family Home
- Off Road Parking & Garage
- Generous Garden
- Large Reception Room With Floor To Ceiling Window
- Kitchen-Diner
- Conservatory
- Tiled Family Bathroom Suite

## 6 The Walk, Eight Ash Green, Colchester, Essex. CO6 3QG.

Positioned to the West of Colchester in the ever popular village of Eight Ash Green and residing on a pleasant and quiet neighborhood, is this well presented & spacious three bedroom semi-detached family home. Presented to the market in good order, the ground floor accommodation allows for a large living room with a feature floor to ceiling window, allowing for maximum daylight, as well as an exposed brick feature fireplace. Internal double doors provide access to an open plan kitchen-diner, making the ideal hosting and entertaining space.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front, stairs to first floor, door to:

### Living Room



16' 9" x 12' 6" (5.11m x 3.81m) UPVC feature floor to ceiling window to front aspect, television ariel point, feature exposed brick fireplace with space for electric fire, internal double doors to:

### Kitchen-Diner



16' 9" x 8' 10" (5.11m x 2.69m) UPVC window to side and rear aspect, a range of modern fitted base and eye level kitchen units with working surfaces over, breakfast bar, space for washing machine, oven and further appliances, under stairs cupboard, UPVC rear door, UPVC doors to conservatory:

## Conservatory



10' 4" x 9' 7" (3.15m x 2.92m) UPVC windows to side and rear aspect, UPVC glass panel roof above, doors to rear garden, laminate flooring

## First Floor

### Landing

Loft access, UPVC window to side aspect, stairs to ground floor, internal doors leading to:

### Principle Room



13' 7" x 9' 9" (4.14m x 2.97m) UPVC window to rear aspect, radiator

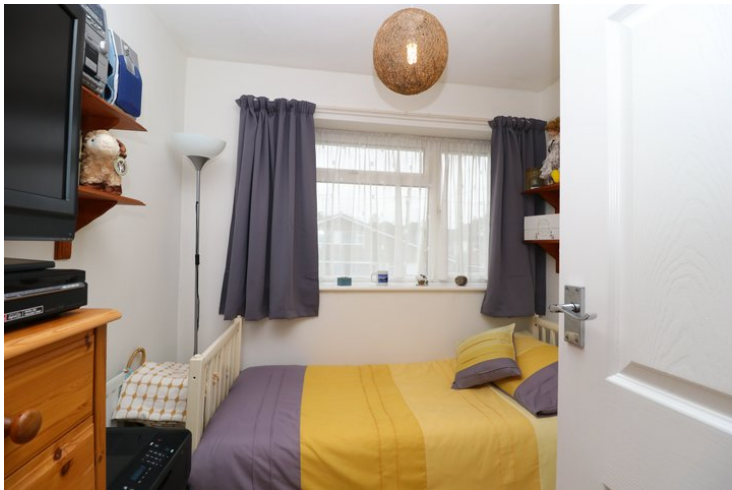
# Property Details.

## Bedroom Two



11' 3" x 7' 7" (3.43m x 2.31m) UPVC window to front aspect, television ariel point, radiator

## Bedroom Three



6' 8" x 5' 9" (2.03m x 1.75m) UPVC window to the front, television ariel point, radiator

## Family Bathroom



UPVC window to side aspect, modern fitted bathroom suite with panel bath & shower over, low level W.C, pedestal wash hand basin, tiled wall finish

## Outside

### Outside, Garden, Garage & Parking



This property features a private rear garden, with access down three steps from the conservatory, as well as access from the kitchen rear door. The garden is predominantly laid to lawn and features a small flower bed, as well as a small patio ideal for an outdoor dining table & chairs. There is a benefit of a garden shed and the boundaries are formed by well maintained panel fencing. There is a cast iron gate providing side access to the front drive, where off road parking can be found. The property benefits for a garage with an up and over door, ideal for additional storage.

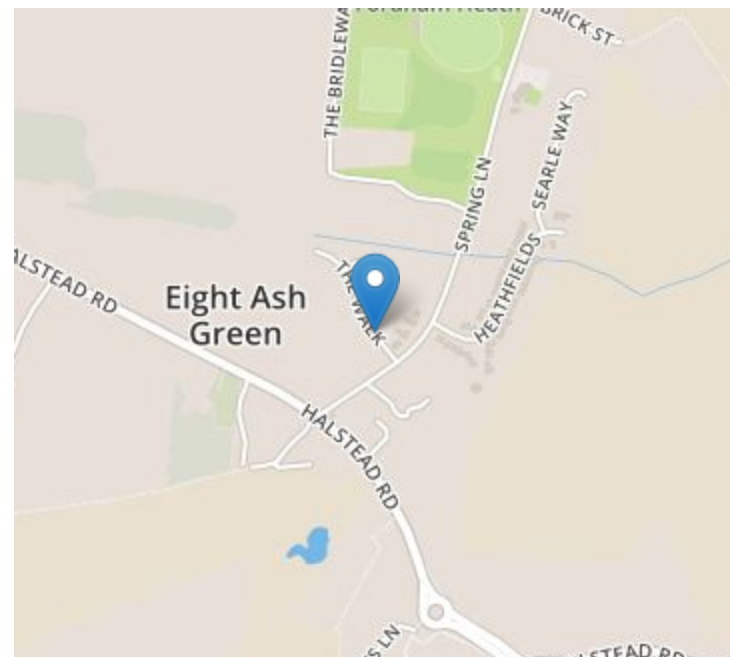


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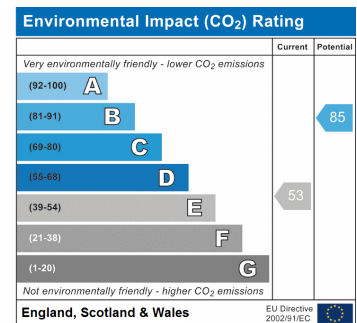
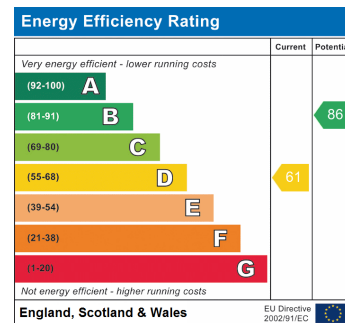
## Floorplans



## 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.