



- Spacious 1930's Semi-Detached House
- Living Room with Open Fire Place
- Modern Fitted Kitchen
- Sizeable Dining Area
- Three Double Bedrooms
- Modern First Floor Family Bathroom
- Sought After Old Heath Location
- Very Generous Rear Garden
- Must Be Viewed

**61 Old Heath Road, Colchester, Essex.
CO1 2EX.**

This deceptively spacious three bedroom semi-detached bay fronted 1930's property is located within easy reach to Colchester town centre, mainline train station, a wealth of amenities including a choice of supermarkets and convenience stores, very sought after primary schools, and is located on a well served bus route. The property comprises of welcoming entrance hall, spacious living room with open fire place, separate dining area leading to the modern fitted kitchen, the first floor offers three double bedrooms and fully fitted family bathroom. The very generous rear gardens has been landscaped and well maintained offering a choice of seating area's and a beautifully covered pergola.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, striped wood floor board, under stair storage, cupboard, radiator, doors leading to;

Living Room



10' 5" x 14' 8" (3.17m x 4.47m) Bay window to front aspect, open fire place, picture rails, T.V & phone points, wood flooring.

Dining Room



10' 6" x 14' 5" (3.20m x 4.39m) French doors leading to garden, inset fire place with log burner, radiator, opening onto kitchen.

Kitchen



7' 4" x 10' 8" (2.24m x 3.25m) Double glazed window to rear aspect, a range of wall and base units over an area of roll edge work tops, inset sink and drainer unit, space for double range cooker, plumbing for a dishwasher, space for fridge freezer, tile splash backs.

First Floor

Landing

Frosted double glazed window to side aspect, doors leading to;

Bedroom One



10' 5" x 15' 1" (3.17m x 4.60m) Bay window to front aspect, picture rails, radiator.

Property Details.

Bedroom Two



9' 2" x 14' 4" (2.79m x 4.37m) Double glazed window to rear aspect, radiator.

Bedroom Three



10' 9" x 7' 1" (3.28m x 2.16m) Double glazed window to rear aspect, radiator, airing cupboard.

Family Bathroom



Frosted double glazed window to front aspect, low level WC, wash hand basin, panel bath with shower over and mixer taps, radiator, part tiled walls.

Garden

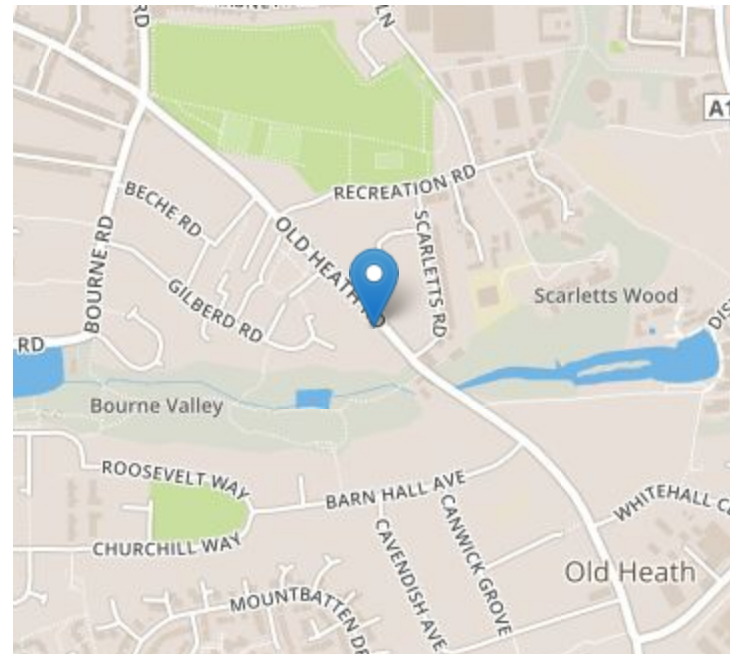


The very generous rear garden comprise of a patio area, garden tap, gated side access, stairs leading to the fully landscaped lawn with mature tree, shrubs and flower beds, a mature pergola with a further seating area, detached summer house with plumbing for a washing machine.

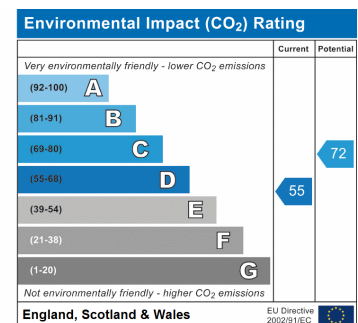
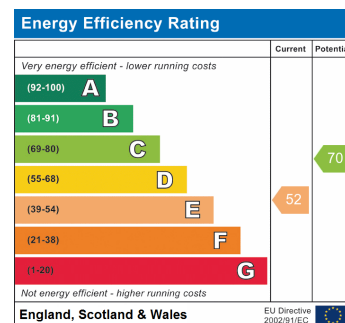
Property Details.

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.