

£395,000



- Impressive Refurbished & Extended Three Bedroom Semi Detached Family Home
- Elevated Position & Enjoying A South-West Facing RearGarden
- 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 & Sizebale 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.

Michaels Property Consultants are privileged to present to the open market this extended and refurbished three bedroom semi-detached home, complete with modern fitments 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.



Call to view 01206 576999

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



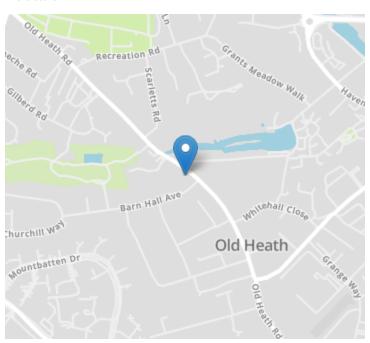
Venture outside into the South-West facing garden and you will be delighted with the outdoor space available. The rear extension enjoys outdoor lighting and power sockets, with steps leading up on to a large section predominately laid to lawn and enclosed by panel fencing. Side access to the front is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

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.

