



- No Onward Chain
- Bay Fronted Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom And Separate WC
- Generous Rear Garden
- Garage And Parking

## 99 Prettygate Road, Colchester, Essex. CO3 4EE.

A superb opportunity to purchase this bay fronted three bedroom semi-detached house, located in the highly sought after area of 'Prettygate' offering a prospective purchase a tremendous amount of potential to extend and improve. Positioned to the west of Colchester this home resides within easy reach of some brilliant schooling, a range of local amenities and the Colchester Town Centre. The internal accommodation comprises of an entrance hall which leads through to the living room which features a bay window to the front, there is also a further reception area and a fitted kitchen. To the first floor, there is three well proportioned bedrooms and a family bathroom. Outside, the property enjoys a generous rear garden, a detached single garage with a drive in front and a further block paved driveway located to the front of the property. Internal viewings are highly advised.





# Property Details.

## Ground Floor

### Entrance Porch

Entrance via double doors with door to;

### Entrance Hall

With window to side, storage cupboard, stairs rising to first floor with cupboard under, doors to;

### Living Room



13' 7" x 12' 1" (4.14m x 3.68m) With feature bay window to front, radiator.

### Dining Room



11' 11" x 10' 8" (3.63m x 3.25m) With window to rear, radiator.

## Kitchen



8' 4" x 8' 4" (2.54m x 2.54m) With window to rear, door to side, a range of units with worktops and inset sink and drainer, large pantry cupboard, space for appliances.

## First Floor

### Landing

With window to side, airing cupboard, doors to;

### Bedroom One



14' 2" x 11' 0" (4.32m x 3.35m) With bay window to front, radiator, built in cupboard.

# Property Details.

## Bedroom Two



11' 0" x 10' 5" (3.35m x 3.17m) With window to rear, radiator.

## Bedroom Three



8' 5" x 8' 0" (2.57m x 2.44m) With window to front, radiator, built in cupboard.

## Bathroom



With window to rear, wash hand basin, panelled bath, part tiled walls.

## WC

With window to side, low level WC.

## Outside

### Rear Garden



The property enjoys a generous rear garden which is enclosed by fencing with gated side access. The garden also provides access to the detached garage.

## Garage

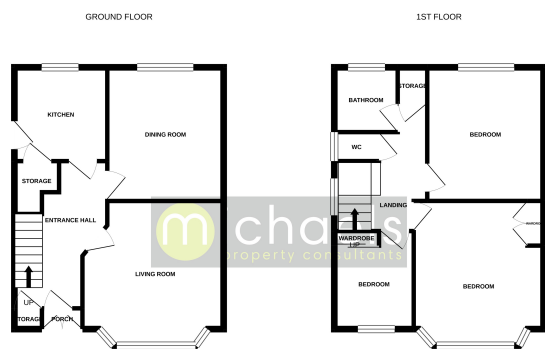
The property comes with a detached single garage which is accessed via De Vere Road.

## Parking

Driveway in front of the garage with a further block paved driveway to the front of the house.

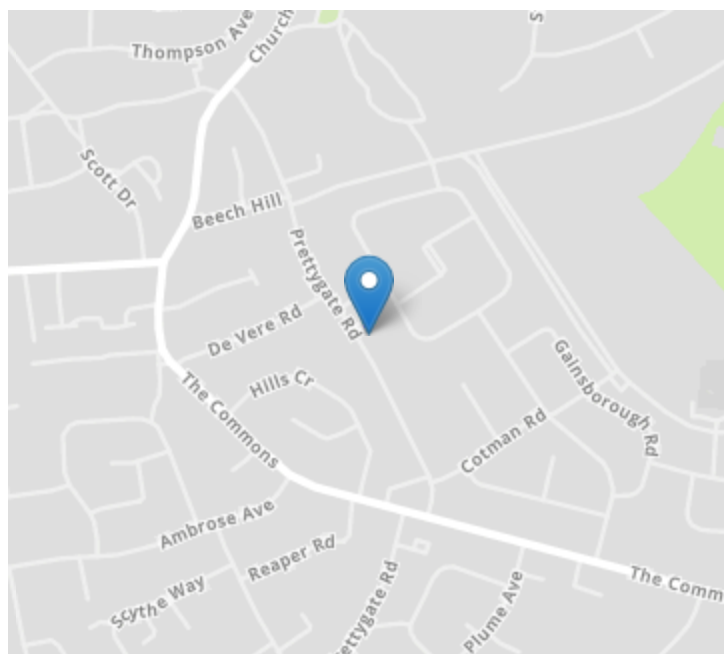
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property.

## 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.