



- Guide Price £330,000 - £340,000
- Offered with No Onward Chain
- Spacious Detached Family Home
- Living/Dining Room
- Fitted Kitchen
- Ground Floor Cloak Room
- Conservatory
- Three Generous Bedrooms
- Family Bathroom
- Garage and Off Road Parking
- South Facing Rear Garden

**36 Wordsworth Road, Colchester, Essex.
CO3 4HR.**

Guide Price £330,000-£340,000 Located in the heart of Poets Corner to the West of Colchester town centre, offering great A12 access and a wealth of very desirable school catchments is this three bedroom detached family home. The property comprises of a welcoming entrance hall, living/dining room, fitted kitchen, conservatory, cloak room, three generous bedrooms and a family bathroom. Externally there is a sizeable south facing rear garden along with a front garden, garage and off road parking for several cars. Subject to the planning permission there is huge potential to extend over the garage and to the rear of the property. Offered with no onward chain internal inspections are essential.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Door leading to the Entrance hall.

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, radiator, doors leading to;

Living/ Dining Room



23' 8" x 12' 7" (7.21m x 3.84m) Double glazed window to the front aspect, French door leading to the rear garden, gas fire place, radiator serving hatch, T.V & phone points.

Kitchen



9' 3" x 12' 3" (2.82m x 3.73m) Double glazed window to rear aspect, a range of wall and base units over an area of rill edge work tops, inset stainless steel sink and drainer unit, built in electric oven and grill, four ring gas hob, floor standing boiler, serving hatch, space for a fridge freezer, tile splash back, radiator, door to conservatory.

Conservatory



UPVC construction with a brick base, storage heater, plumbing for a washing machine, doors leading to the garden, door to the garage.

Cloak Room

Double glazed window to the side aspect, low level WC, wash hand basin, part tiled walls.

First Floor

Landing

Frosted double glazed window to side aspect, airing cupboard, loft access, doors leading to;

Bedroom One



11' 8" x 12' 1" (3.56m x 3.68m) Double glazed window to front aspect, fitted wardrobes, radiator.

Property Details.

Bedroom Two



11' 3" x 11' 8" (3.43m x 3.56m) Double glazed window to rear aspect, fitted wardrobes, radiator.

Bedroom Three



7' 3" x 6' 11" (2.21m x 2.11m) Double glazed window to front aspect, radiator.

Family Bathroom



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

Garage

Double doors, power and light connected, door leading to the conservatory.

Outside & Parking

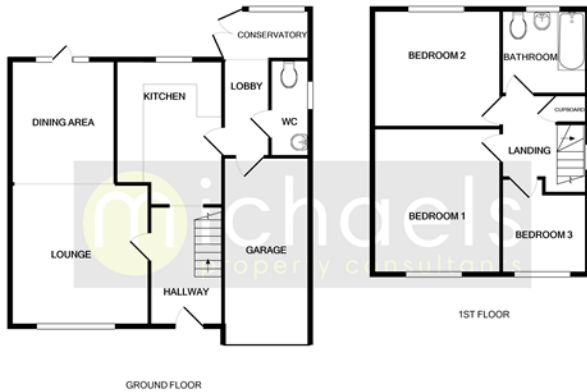


To the front there is a private drive way providing off road parking for several cars along with a lawn area with flower bed borders, gated side access to the rear garden.

The rear garden comprises of a generous patio area with the remainder predominately laid to lawn with flower and shrub borders. There is a wooden summer house, garden tap and is fully enclosed by panel fencing.

Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.