



- Semi Detached Home
- North Colchester
- Easy Access To The Town, Station And A12
- Two Reception Rooms
- Sizeable Kitchen/Breakfast Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Off Road Parking
- No Onward Chain

**204 Ipswich Road, Colchester, Essex.  
CO4 0EP.**

This highly deceptive three bedroom semi detached property resides in a prominent position on this sought after road to the North of Colchester, within close proximity of the Town, Station, A12 and the area's excellent schools. The property has been extended over time to create an array of surprisingly generous living space including two large reception rooms, a sizeable kitchen/breakfast room and a conservatory completing the ground floor. On the first floor there are three well proportioned bedrooms and a family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front, stairs to first floor under stairs storage cupboard.

### Living Room



23' 5" x 11' 5" (7.14m x 3.48m) UPVC sliding patio door to rear, TV point, radiator.

### Dining Room



13' 6" x 11' 5" (4.11m x 3.48m) UPVC bay window to front, gas fireplace, radiator.

### Conservatory

11' 010" x 11' 2" (3.61m x 3.40m) UPVC to all aspects, patio doors to rear, vinyl flooring.

## Kitchen

18' 8" x 8' 5" (5.69m x 2.57m) Range of base and eye level units with roll edge work surfaces over, inset stainless steel sink unit with tap and drainer, tiled splash backs, extractor hood, space for cooker, washing machine, and dishwasher, UPVC windows to rear and side and door to side, vinyl flooring.

## First Floor

### Landing

Loft access, airing cupboard.

### Bedroom One



13' 2" x 10' 4" (4.01m x 3.15m) UPVC window to front, built in wardrobes, radiator.

# Property Details.

## Bedroom Two



12' 4" x 8' 9" (3.76m x 2.67m) UPVC window to rear, built in wardrobes, radiator.

## Bedroom Three



7' 7" x 6' 5" (2.31m x 1.96m) UPVC window to front, radiator.

## Family Bathroom



Low level WC, vanity wash hand basin, panel bath with shower over, part tiled walls, radiator, UPVC window to rear, vinyl flooring.

## Outside And Garden



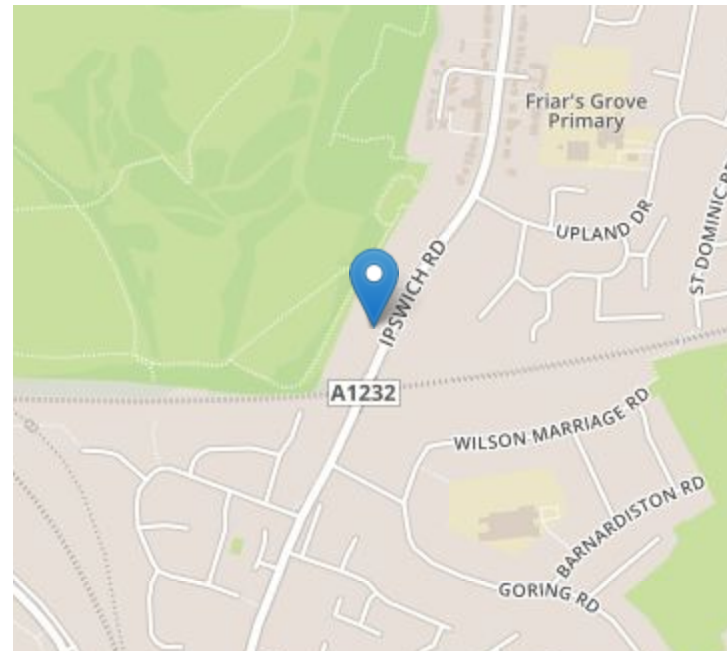
To the rear the generous rear garden offers a large patio area, garden tap, sheds to remain, sizeable lawn area, panel fencing and private gate leading to Highwoods Country park.

To the front there is a private driveway providing off road parking for four cars.

# 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.