



- Guide Price £290,000 - £300,000
- Semi Detached
- Three Bedrooms
- Two Bathrooms
- Fully Integrated Kitchen
- Hamilton Primary School Catchment
- Private Driveway
- Must be Viewed

**15 Kensington Road, Colchester, Essex.
CO2 7FF.**

GUIDE PRICE £290,000 - £300,000 This stunning three bedroom semi detached property resides in a superb position, within close proximity of the Town, Station and in the catchment of Hamilton Primary School. The property has had a series of upgrades since new and now features an array of spacious, beautifully presented accommodation throughout, ideal for the growing family. Key highlights include a spacious entrance hall, a beautiful fully integrated kitchen, cloakroom, large living room, three sizeable bedrooms and two bathrooms.



Property Details.

Ground Floor

Entrance Hall

Amtico flooring, radiator, staircase to first floor, doors to:

Cloakroom

Amtico flooring, radiator, low level WC, pedestal hand wash basin, inset spotlights, UPVC window to front, extractor fan.

Kitchen/Breakfast Room



11' x 8' 8" (3.35m x 2.64m) Amtico flooring, radiator, range of contemporary fitted base and eye level units with working surfaces to side and up-stands, under cabinet lighting, built in electric oven and induction hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset sink unit with left hand drainer, inset spotlights, UPVC window to front.

Living/Dining Room



16' x 14' 5" (4.88m x 4.39m) Two radiators, UPVC window and French doors to rear, under stairs storage cupboard.

First Floor

Landing

Over stairs airing cupboard, loft hatch, doors to:

Bedroom One



10' 3" x 9' 4" (3.12m x 2.84m) Radiator, UPVC window to front, built in double wardrobe, door to:

En-Suite

Tiled flooring, radiator, low level WC, pedestal hand wash basin, walk in shower cubicle with fully tiled surround and integrated shower, inset spotlights, extractor fan.

Bedroom Two



13' x 8' 9" (3.96m x 2.67m) Radiator, UPVC window to rear.

Property Details.

Bedroom Three



9' 2" x 7' 9" (2.79m x 2.36m) Radiator, UPVC window to rear.

Bathroom



Tiled flooring, radiator, low level WC, pedestal hand wash basin, panel bath with fully tiled surround, integrated shower and glass shower screen over, inset spotlights, UPVC window to front, extractor fan.

Outside

To the front of the property there is a generous private driveway which provides off road parking for two/three cars, this is enclosed by a secure iron gate and leads to:

Garage

23' 4" x 10' 9" (7.11m x 3.28m) A large garage with power and light connected in addition to an up and over door to front. Part of this could easily be converted into an office/study if desired, without losing space for a car.

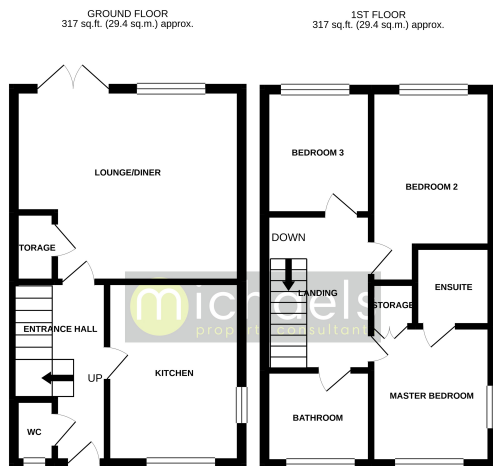
Rear Garden



To the rear of the property there is an attractive garden featuring a raised paved sun patio, accessed via the living room French doors. The remainder is predominately laid to lawn and there is also a shed which is to remain and a gate providing secure side access.

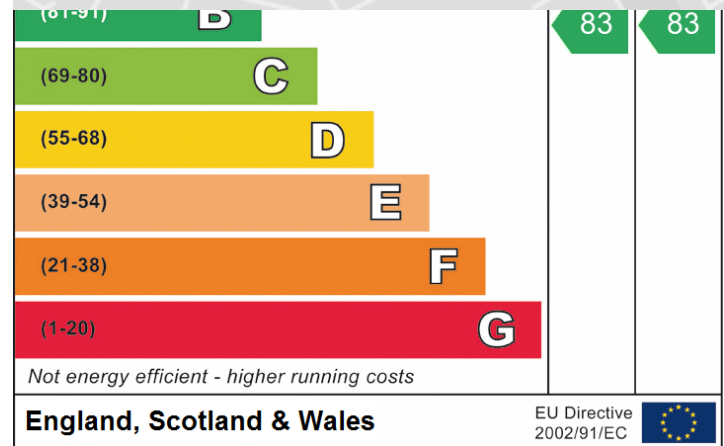
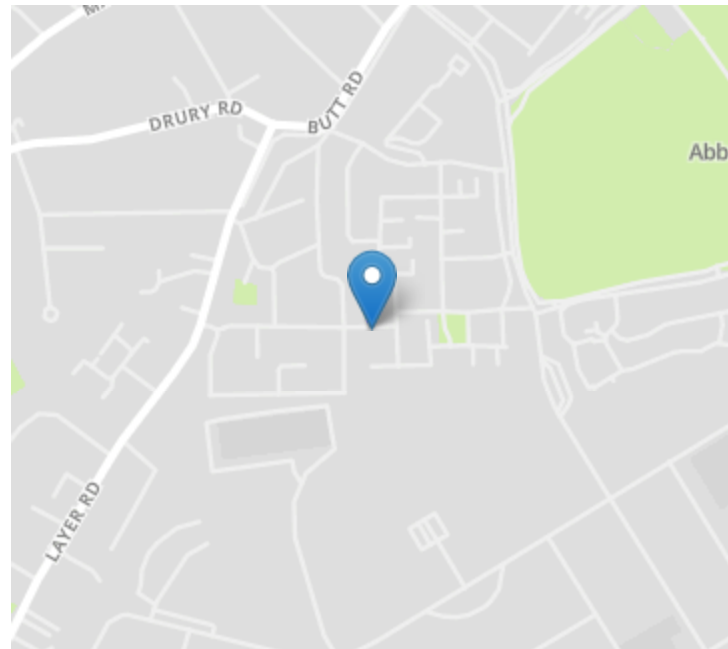
Property Details.

Floorplans



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other areas are approximate and no responsibility is taken for any error attributable to this condition. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Location



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.