



11 Holden Road, Colchester, Colchester, Essex. CO4 5WE.

**** Guide Price £350,000 to £375,000 **** Situated within arguably one of the most convenient area's, to the North side of Colchester, set within walking distance to North Station a direct line to London Liverpool Street, good A12 access, a stones through away from the General Hospital, Turner Rise retail park and offering fantastic primary and secondary school catchments is this well presented bedroom semi detached house.

- Walking Distance Of Colchester North Station & General Hospital
- Low Maintenance Garden & Driveway With Wheelchair Access
- En Suite & Separate Wet Room
- Within Close Proximity Of Turner Rise Retail Park
- Spacious Reception Room
- Open Plan Kitchen/Dining Room
- Garage & Driveway
- Ground Floor Cloakroom
- Garage With Power & Light
- Pushchair/Disabled Access



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Property Details.

Ground Floor

Hallway

Main door to entrance hallway, wood effect flooring, door to:

Cloakroom

Low level W.C, radiator, UPVC window to front aspect.

Living Room



17' 7" x 14' 6" (5.36m x 4.42m) UPVC window to front aspect, electric fireplace, understairs storage space, stairs to first floor.

Kitchen/Dining Area



14' 6" x 9' 5" (4.42m x 2.87m) Full range of matching base and eye level units, cupboards and work surfaces, space for appliances, UPVC window to rear aspect, doors to:

Conservatory



10' 0" x 9' 2" (3.05m x 2.79m) French doors to garden.

First Floor

Landing

Access to loft hatch, door to:

Bedroom One



11' 7" x 8' 6" (3.53m x 2.59m) UPVC window to front aspect, radiator, door to:

Property Details.

En Suite



Low level W.C, vanity wash basin, shower cubicle, radiator.

Bedroom Two



10' 4" x 8' 2" (3.15m x 2.49m) UPVC window to rear aspect, radiator.

Bedroom Three



8' 7" x 5' 7" (2.62m x 1.70m) UPVC window to front aspect, radiator.

Bathroom/ Wet Room



6' 2" x 5' 6" (1.88m x 1.68m) Low level W.C, vanity wash basin, walk in shower, chrome heated towel rail, obscured window to rear aspect.

Outside



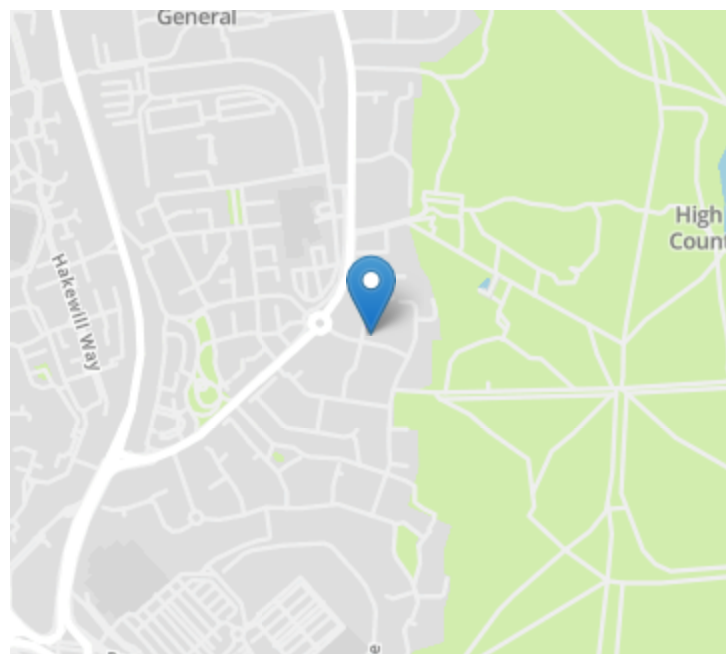
Outside the property offers a large patio area with an elevated lawn area and decking, suitable for either outside dining or entertaining. The front of the property offers a fully paved driveway with a ramp to allow wheelchair access. To the side offers a garage with external access to the rear. There is also an outside tap in the garden.

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.