



116 Collingwood Road, Colchester, Essex. CO3 9BB

OIEO £290,000
Freehold

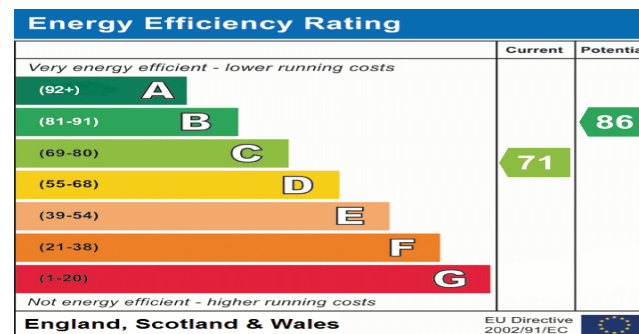
PROPERTY DESCRIPTION

Find this three bedroom family home, positioned to the west of Colchester, just off London Road. This home would be ideal for a family, looking to reside in an area surrounded by amenities as well as good bus routes, access to the A12, popular schooling and Tollgate Retail Park.

The accommodation comprises of; entrance hall leading to the cloakroom, the lounge is a well appointed room with feature fireplace and opening into the conservatory. The kitchen offers a range of eye and base level units, work surfaces and spaces for appliances.

To the first floor, the landing gives access to all three bedrooms and the family bathroom.

Externally, to the front of this home there is a small garden, enclosed by brick wall and gate. To the rear, the garden is of excellent size, mainly laid to lawn and enclosed by panel fencing.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Cloakroom

Lounge

4.73m x 3.64m (15' 6" x 11' 11")

Kitchen

2.94m x 2.89m (9' 8" x 9' 6")

Conversatory

5.65m x 2.91m (18' 6" x 9' 7")

First Floor

Landing

Principal Bedroom

2.96m x 2.52m (9' 9" x 8' 3")

Second Bedroom

3.47m x 1.90m (11' 5" x 6' 3")

Third Bedroom

2.70m x 2.56m (8' 10" x 8' 5")

Family Bathroom

2.30m x 1.68m (7' 7" x 5' 6")

Disclaimer

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Agents Note

Council Tax Band: B

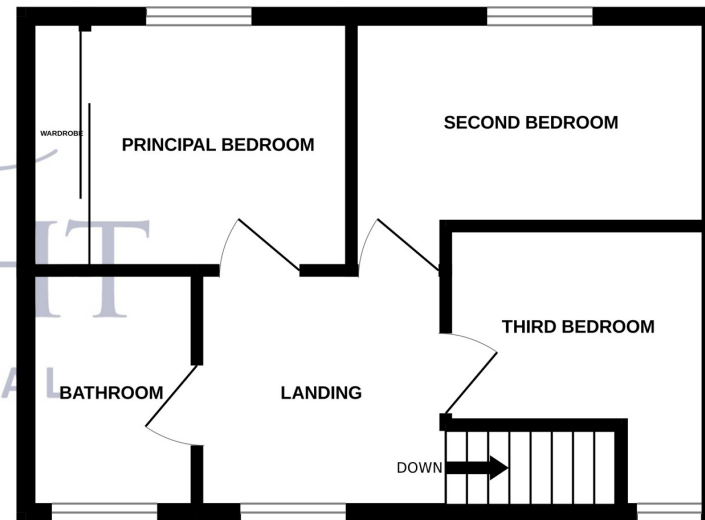
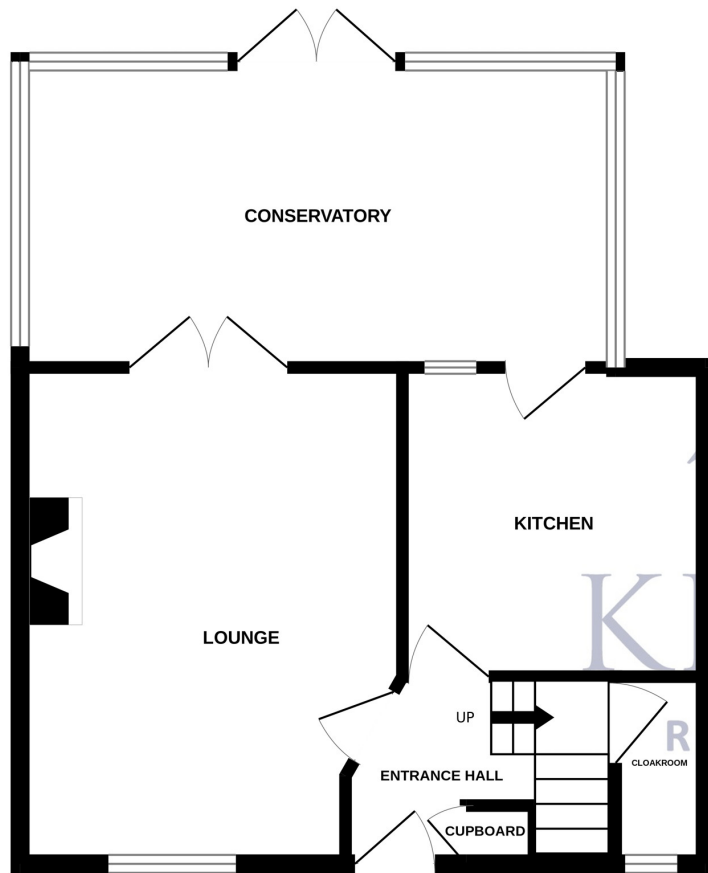
Standard construction

Gas, Electricity and mains drainage

Broadband and signal coverage - TBC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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