



- An extended three bedroom semi-detached family home
- Two large double bedrooms & sizable third bedroom
- En-suite bathroom to the master bedroom
- Two reception rooms
- Kitchen with space for free-standing appliances
- Utility room
- Family bathroom suite & separate W.C

18 Ash Grove, Colchester, Essex. CO2 0AH.

A unique opportunity is available to purchase this extended three bedroom semi-detached family home, occupying an impressive corner plot and complete with a meticulously maintained generous garden. Being a much loved family home for many years, this property is offered with no onward chain and offers any new home owner the opportunity to 'put their own stamp' on their next home, as this property offers a wealth of bedroom and living space throughout and could benefit from light modernisation.



Property Details.

Ground Floor

Entrance Hall

8' 4" x 5' 7" (2.54m x 1.70m) UPVC entrance door to side aspect, stairs to first floor, further doors to:

Family Bathroom



5' 7" x 5' 9" (1.70m x 1.75m) Vinyl tiled floor, panel bath with shower screen and shower attachment over, tiled walls, UPVC window to front aspect, vanity wash hand basin, wall mounted cabinets and mirror, radiator

Cloakroom

W.C, UPVC window to side aspect, vinyl tiled floor

Living Room



12' 3" x 14' 5" (3.73m x 4.39m) (into bay) UPVC bay window to front aspect, radiator, feature electric fireplace

Kitchen



10' 1" x 20' 8" (3.07m x 6.30m) Vinyl tiled floor, variety of fitted base and eye level units with working surfaces over, inset stainless steel sink, drainer and taps over, under stairs storage cupboard, space for free-standing appliances, wall mounted gas back boiler, door & archway to:

Dining Room



9' 9" x 11' 8" (2.97m x 3.56m) UPVC windows to rear aspect, radiator

Utility Room

10' 4" x 7' 7" (3.15m x 2.31m) Window to side aspect (dining room), UPVC window to rear aspect, UPVC door to side aspect (leading to rear garden), radiator

First Floor

First Floor Landing

UPVC window to rear aspect, stairs to ground floor, loft hatch above (loft is boarded for additional storage), further doors to:

Property Details.

Master Bedroom



12' 6" x 9' 9" (3.81m x 2.97m) UPVC window to front aspect, radiator, wall to wall wardrobes, door to:

En-suite bathroom



8' 5" x 3' 9" (2.57m x 1.14m) W.C, chrome wall mounted towel rail, vinyl floor, pedestal wash hand basin, double width AQUALISA shower cubicle with tiled wall behind, UPVC window to front aspect

Bedroom Two



8' 4" x 14' 6" (2.54m x 4.42m) UPVC window to rear aspect, radiator, airing cupboard housing immersion tank

Bedroom Three

5' 6" x 8' 4" (1.68m x 2.54m) UPVC window to side aspect, radiator, fitted office furniture

Garden, Garage & Outside

Outside



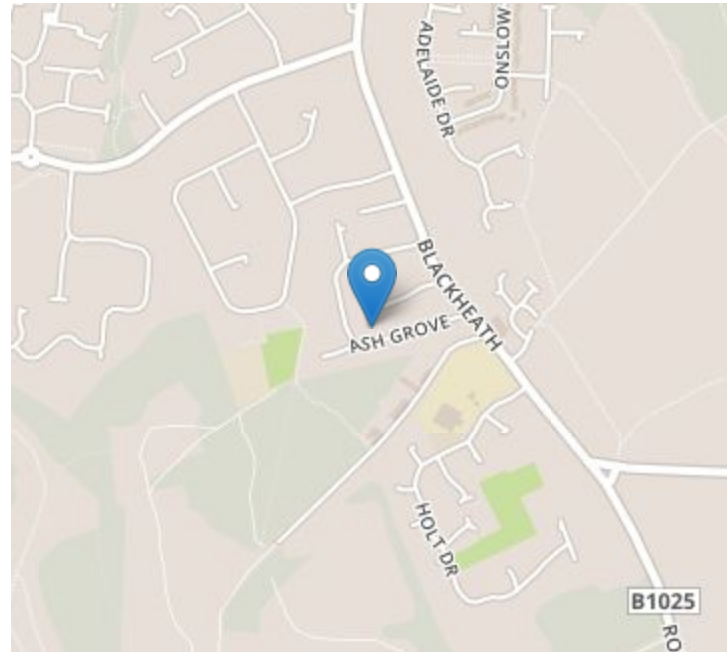
This property occupies an impressive corner plot and offers any prospective purchaser a wealth of private, outdoor space. The garden commences with a concrete patio area, ideal for an outdoor seating & dining area. Facing the right aspect, it allows for unrestricted daylight and the well kept hedge borders allow for maximum privacy. The remainder lawn is over split levels and predominantly laid to lawn.

These is a detached garage with full power and access via a garden door to the side and an up and over door to the front. The garage features full power and an inspection pit for the car enthusiast. Off road parking can easily be found to the front of the house, on a private driveway and the grassed front garden is enclosed by a small brick wall and cast iron gates.

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.