



**21 Garland Road, Colchester, Essex.
CO2 7GE.**

****Unexpectedly Re-available - Guide Price £375,000 - £400,000**** Positioned on this idyllic road in the highly sought after area of 'Abbey Fields' is this substantial three bedroom town house offering an abundance of accommodation spread over three floors and being offered in exceptional condition throughout. Within striking distance of the communal park this bright home would be ideal for any growing family or professional couple as the property is located within a short distance from the City Centre and train station. The property has been well maintained and regularly decorated by the current owner, featuring a modern stylish kitchen, two well decorated reception rooms, and a beautiful garden with low maintenance in mind.

- An Exceptionally Well Presented Town House
- Meticulously Finished To The Highest Of Standards
- Within A Stones Throw Of A Local Park
- Stylish Kitchen
- Ground Floor Snug/Reception Room
- Within Walking Distance To Colchester City Centre, Station & Amenities
- Garage & Two Residential Parking Permits
- Fully Paved Garden With A Decking Area
- Three Well Proportioned Bedrooms With An En Suite To Master



Property Details.

Ground Floor

Hallway

Storage cupboard, LVT flooring throughout, with stairs rising to first floor and doors to:

Cloakroom

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

Kitchen/Dining Area



14' 4" x 11' 2" (4.37m x 3.40m) A full range of base and eye level units, cupboards and work surfaces, integrated appliances including dishwasher, fridge/freezer and washing machine, tiled flooring, spot lighting, range cooker with glass splash black, Sash windows to rear aspect, radiator, single door to garden.

Snug/Reception Room



10' 7" x 8' 9" (3.23m x 2.67m) Sash window to front aspect, LVT flooring, radiator.

First Floor

Landing

Sash window to front aspect, radiator, doors leading to:

Living Room



14' 9" x 13' 3" (4.50m x 4.04m) Sash windows to rear aspect and radiators.

Bedroom Three



12' 5" x 8' 8" (3.78m x 2.64m) Inset wardrobes, radiator, sash window to front aspect.

Property Details.

Second Floor

Bedroom One



13' 3" x 9' 4" (4.04m x 2.84m) Built in wardrobes, sash window to rear aspect, radiator, door leading to:

En Suite



Low level W.C, shower cubicle, radiator, vanity wash basin, obscured sash window to rear aspect, extractor fan.

Bedroom Two



12' 6" x 8' 9" (3.81m x 2.67m) Sash windows to front aspect, inset storage cupboard and built in wardrobe, radiator.

Outside



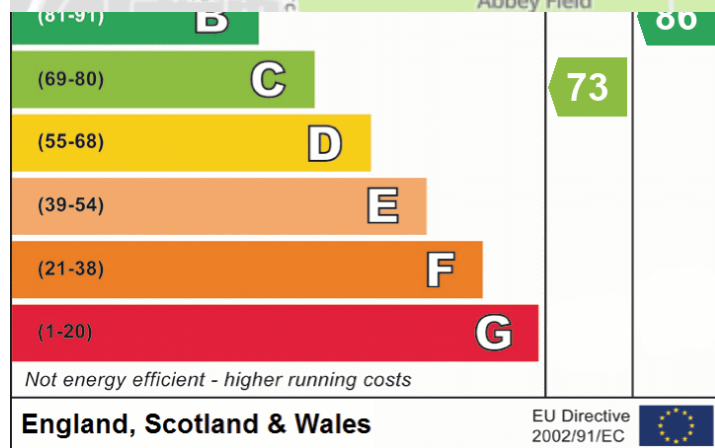
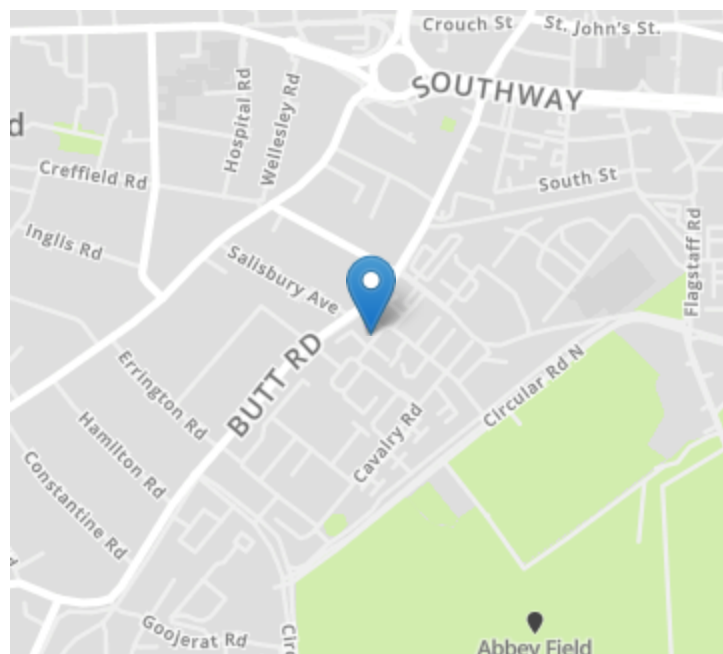
Outside the property offers a thoughtfully designed garden, predominantly laid to patio with a decking area to the front, ideal for outside dining or entertaining. Furthermore the garden is enclosed by panel fencing with gated access to the rear, offering a single garage. On street parking is available with two residents parking permits, for close and nearby roads.

Property Details.

Floorplans



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.