



- **Guide Price £375,000 - £385,000**
- An Excellent Bay-Fronted Three Bedroom Semi-Detached Home
- Popular Poets Corner Location - West Colchester
- Home Farm Primary School Close By
- Large Reception Room
- Added Benefit Of A Conservatory
- Kitchen-Diner
- Benefitting From A Separate Utility Room
- Three Well-Proportioned Bedrooms
- Generously Proportioned Private & Enclosed Rear Garden

8 Browning Close, Colchester, Essex. CO3 4JJ.

****Guide Price £375,000 - £385,000**** A beautifully presented bay-fronted 1950s three-bedroom semi-detached family home, ideally located in the sought-after Poets Corner area on the Lexden/Prettygate border. The property enjoys excellent access to highly regarded schools, including the Outstanding Ofsted-rated Home Farm Primary School, as well as Colchester Royal Grammar School and Colchester County High School for Girls. Scenic walks in Lexden Park are just moments away, with regular bus routes to the city centre and its wide range of amenities.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Living Room



13' 5" x 11' 11" (4.09m x 3.63m)

Dining Room



10' 0" x 9' 10" (3.05m x 3.00m)

Conservatory



13' 1" x 16' 4" (3.99m x 4.98m)

Kitchen



16' 6" x 10' 0" (5.03m x 3.05m)

Utility Room



6' 5" x 8' 2" (1.96m x 2.49m)

Garage

7' 7" x 8' 2" (2.31m x 2.49m)

First Floor

Landing

Property Details.

Master Bedroom



14' 8" x 10' 1" (4.47m x 3.07m)

Bathroom



Bedroom Two



9' 11" x 10' 1" (3.02m x 3.07m)

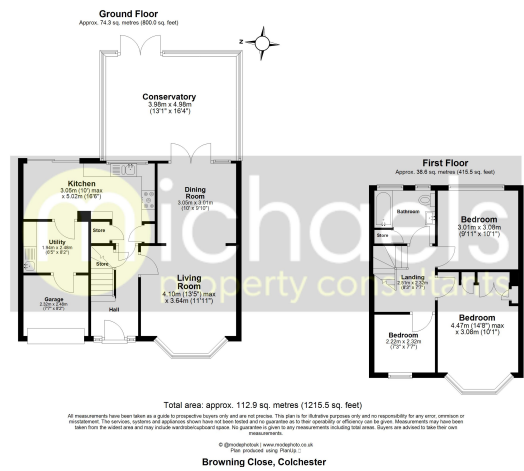
Bedroom Three



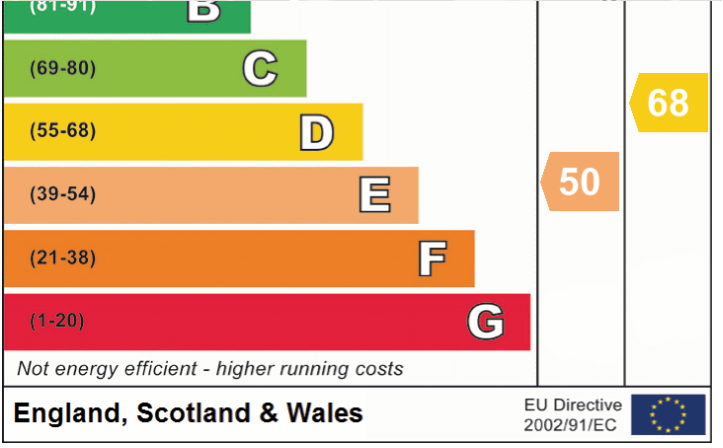
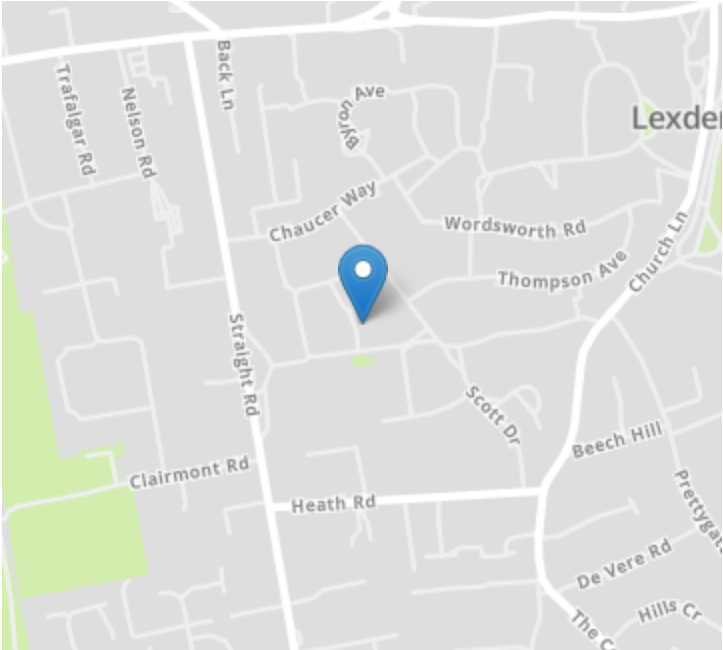
7' 3" x 7' 7" (2.21m x 2.31m)

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.

