



**m**ichaels  
property consultants

- North Colchester Location
- Close To An Array Of Education Choices & Amenities
- A Prime Example Of A Three Bedroom Mid Terrace Home
- No Onward Chain
- Conservatory
- Suitable For A First Time Buyer Or Working Professional
- Driveway
- Three Generous Bedrooms

**4 St Annes Road, Colchester, Colchester, Essex. CO4 0BN.**

A well-presented and deceptively spacious three-bedroom end-of-terrace family home, situated in a prime North Colchester location within easy reach of a range of local amenities, shops, schools, transport links and Colchester's city centre. Ideal for couples or small families, the property offers well-proportioned reception space, generously sized bedrooms and the added benefit of a large conservatory. Further benefits include off-road parking and no onward chain. Early enquiries are strongly recommended to avoid disappointment.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Living Room



14' 11" x 12' 4" (4.55m x 3.76m)

### Kitchen/Dining Room



18' 2" x 9' 2" (5.54m x 2.79m)

## Conservatory



18' 2" x 9' 0" (5.54m x 2.74m)

## First Floor

### Bedroom One



12' 11" x 9' 0" (3.94m x 2.74m)

### Bedroom Two



9' 5" x 8' 9" (2.87m x 2.67m)

# Property Details.

## Bedroom Three



8' 11" x 9' 1" (2.72m x 2.77m)

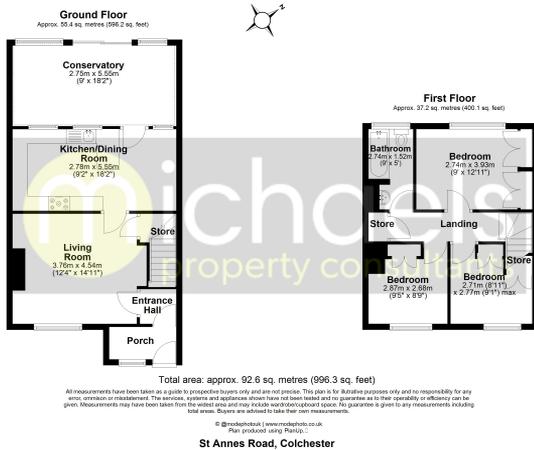
## Bathroom



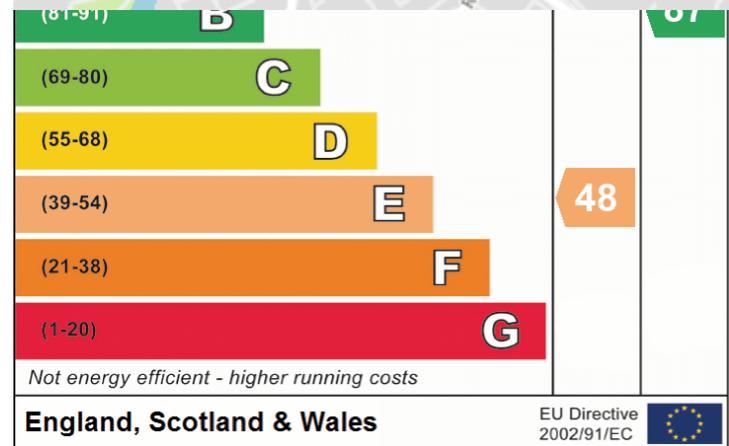
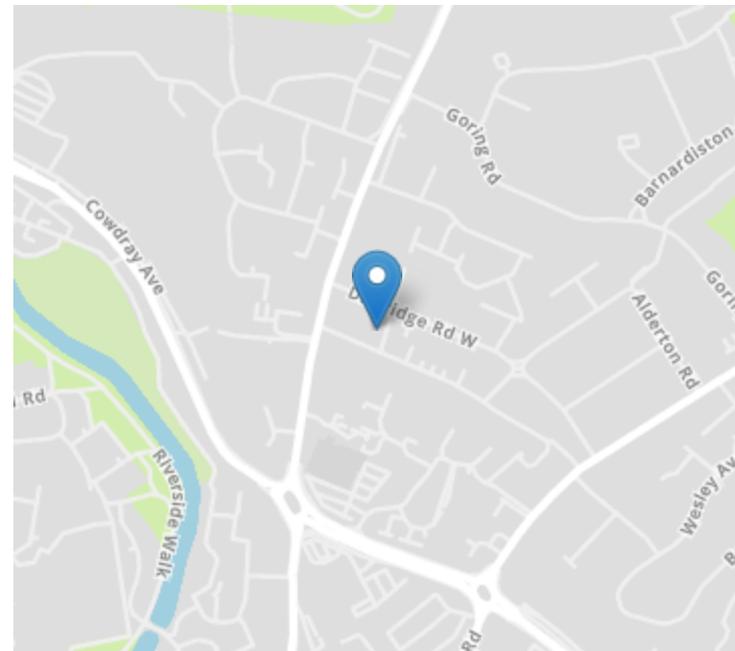
9' 0" x 5' 0" (2.74m x 1.52m)

# 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.