



- Downstairs Cloakroom & Utility Room
- Spacious Living Room
- Three Generous Bedrooms
- Well Presented Throughout
- Driveway For 2 Cars
- Generous Rear Garden

15 Berechurch Hall Road, Colchester, Colchester, Essex. CO2 8RD.

An opportunity to acquire a spacious three bedroom semi-detached property, situated to the South of Colchester's vibrant and historic city centre and offering any prospective purchaser the opportunity to purchase their first home. The property features a generous reception and bedroom space throughout, whilst also boasting an impressive, large and private rear garden. Offered to the market in good condition throughout, we welcome internal viewings to appreciate the potential on offer.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, understairs storage, door leading to:

Kitchen



12' 3" x 5' 8" (3.73m x 1.73m) Range of base and eye level units, cupboards and work surfaces, electric oven with gas hob, UPVC window to front aspect.

Cloakroom

Low level W.C, vanity wash unit, radiator, door leading to:

Utility Room

6' 3" x 4' 5" (1.91m x 1.35m) UPVC door to garden aspect, space for appliances.

Living Room/Dining Area



17' 7" x 12' 3" (5.36m x 3.73m) UPVC French doors to garden, radiator, UPVC window to rear.

First Floor

Bedroom One



12' 2" x 10' 8" (3.71m x 3.25m) UPVC window to rear aspect, radiator.

Bedroom Two



9' 9" x 7' 9" (2.97m x 2.36m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Three



8' 8" x 6' 9" (2.64m x 2.06m) UPVC window to front aspect, radiator.

Bathroom



6' 3" x 5' 8" (1.91m x 1.73m) UPVC obscured window to rear aspect, radiator, tiled bathroom suite, low level W.C, panelled bath with shower attached.

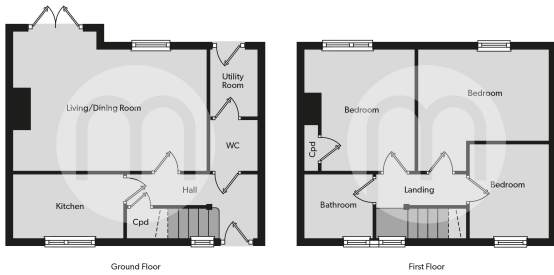
Outside



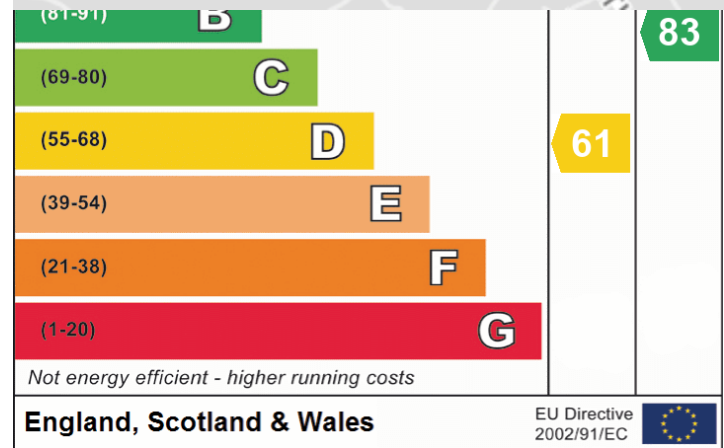
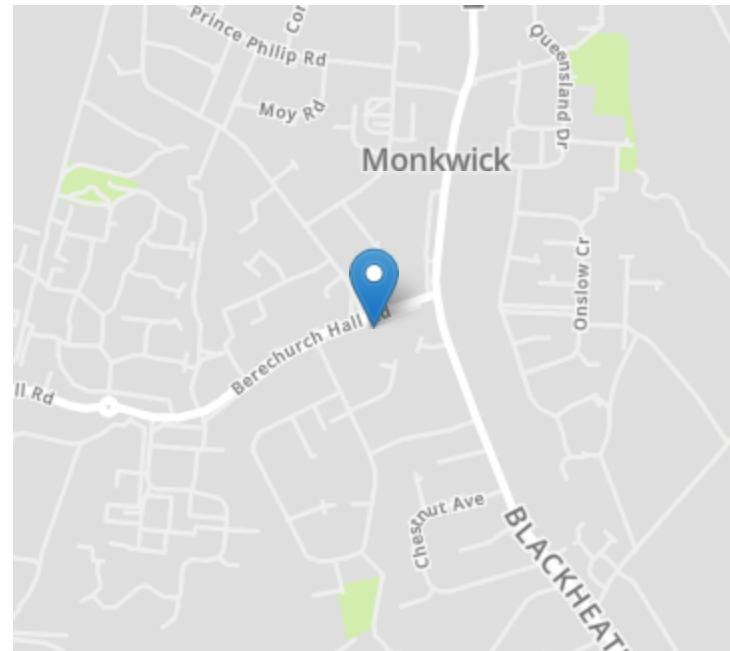
To the rear of the property offers a generous garden, enclosed by panel fencing and predominantly laid to lawn with a small patio area. To the front of the property provides off road parking for multiple vehicles.

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.