



- Bay Fronted With Character Features Throughout
- Three Generous Bedrooms
- Open Plan Kitchen/Diner
- Modern Bathroom
- 100ft Rear Garden
- Off Road Parking
- No Onward Chain

**312 Old Heath Road, Colchester, Essex.
CO2 8BW.**

Offered with no onward chain is this 1930's double bay fronted three bedroom semi-detached house, situated to the south of Colchester with excellent access to local amenities, good schooling and the town centre and mainline train station. The internal accommodation consists of an entrance hall, a spacious living room with a feature bay window, an open plan kitchen/diner which leads to the conservatory and downstairs cloakroom. The first floor boasts three generous bedrooms and a modern three piece bathroom suite. Outside, the rear garden is in excess of 100ft and offers potential to extend the property, whilst to the front there is a shingle driveway providing off road parking.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, doors to;

Living Room



12' 5" x 11' 6" (3.78m x 3.50m) With double glazed bay window to the front aspect, two radiators and a feature fireplace.

Kitchen/Diner



18' 3" x 12' 5" (5.56m x 3.78m) Double glazed French doors to conservatory, radiator, laminated work surfaces matching base and eye level units, integrated electric oven, four ring gas hob with an extractor hood over, larder store cupboard, inset stainless steel sink and drainer and space for a washing machine.

Conservatory

14' 2" x 8' 2" (4.31m x 2.49m) Double glazed French doors to the rear aspect, double glazed windows surrounding and access to the ground floor cloakroom.

WC

Low level WC in one room and a separate room for the hand wash basin.

First Floor

Landing

Double glazed window to the side aspect and loft access.

Bedroom One



12' 5" x 12' 7" (3.78m x 3.84m) Double glazed upvc window to rear aspect, built in wardrobes with sliding doors.

Property Details.

Bedroom Two



12' 5" x 12' 7" (3.78m x 3.84m) Double glazed upvc window to rear aspect, built in wardrobes.

Bedroom Three



7' 8" x 7' 8" (2.34m x 2.34m) Double glazed UPVC window to front aspect.

Bathroom



low level wc, panel enclosed bath cubicle with shower and screen, wall mounted sink with vanity unit, tiled walls and flooring with obscured double glazed window to rear aspect.

Rear Garden



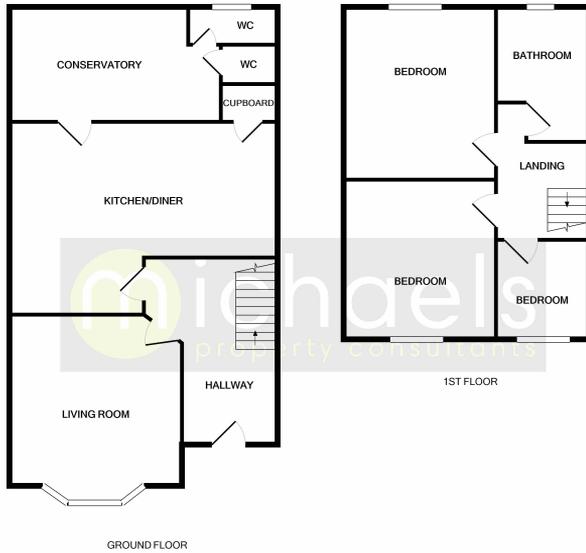
The rear garden measures in excess of 100ft.

Front Of The Property

Shingle driveway to the front.

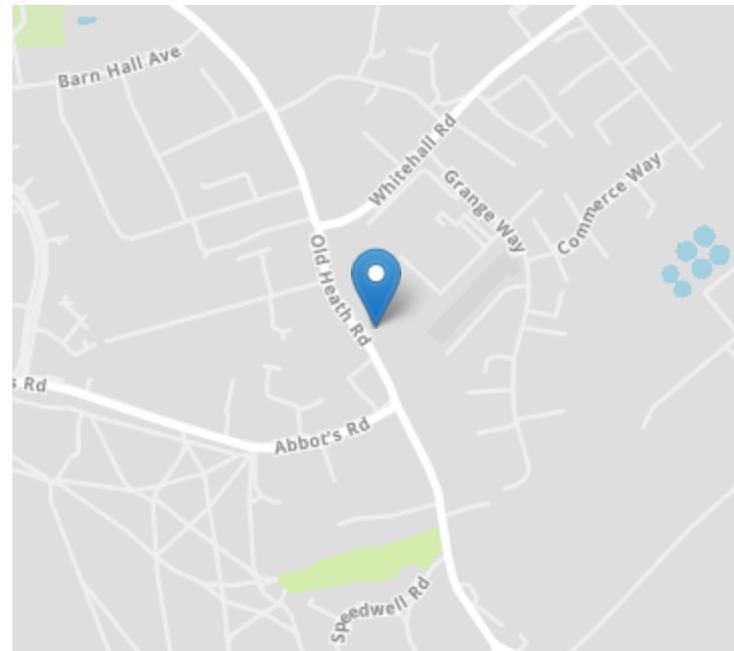
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.