



- Sought After Location
- Semi-Detached Family Home
- Three Double Bedrooms
- Family shower room and cloak room
- Beautiful Living/Dining Room
- Generous Rear Garden

138 Canterbury Road, Colchester, Essex. CO2 7RY.

This stunning family home has been finished to a high standard throughout with no expense spared. The property is located in the popular New Town area of Colchester within easy reach to the town centre, mainline train station and offers fantastic school catchments. Internally the property comprises of entrance porch, spacious living/dining room offering brand new engineered flooring and beautiful decor leading to the modern fitted galley kitchen, further porch way to the rear providing access to the rear garden and the beautifully presented family shower room. The first floor benefits of three double bedrooms with a very handy separate cloak room with WC and wash hand basin.



Property Details.

Entrance Porch

Entrance door, porch area, door leading to;

Living/Dining Room



24' 3" x 10' 11" (7.39m x 3.33m) Double glazed window to front and rear aspects, electric fire place, stairs rising to first floor, two radiators, T.V and phone points, newly laid wood affect flooring.

Kitchen



12' 11" x 6' 3" (3.94m x 1.91m) Double glazed window to side aspect, a range of wall and base units over an area of roll top work surface, inset ceramic sink with drainer, electric oven with four ring gas hob and cooker hood above, space for fridge freezer, plumbing for washing machine, tile splash backs, wall mounted boiler, door leading to rear porch way.

Rear Porch

Door leading to garden, storage cupboard, door leading to family bathroom.

Family Bathroom



Double glazed frosted window to rear aspect, low level WC, vanity wash hand basin, fully tiled shower cubical, part tiled walls, radiator.

First Floor

Landing

Access to boarded loft, doors leading to;

Bedroom One



10' 0" x 9' 2" (3.05m x 2.79m) Double glazed window to front aspect, built in wardrobes, radiator.

Property Details.

Cloakroom



Low level WC, wash hand basin, extractor fan.

Bedroom Two



12' 11" x 6' 6" (3.94m x 1.98m) Double glazed window to rear aspect, radiator.

Bedroom Three



9' 9" x 8' 3" (2.97m x 2.51m) Double glazed window to rear aspect, radiator.

Outside

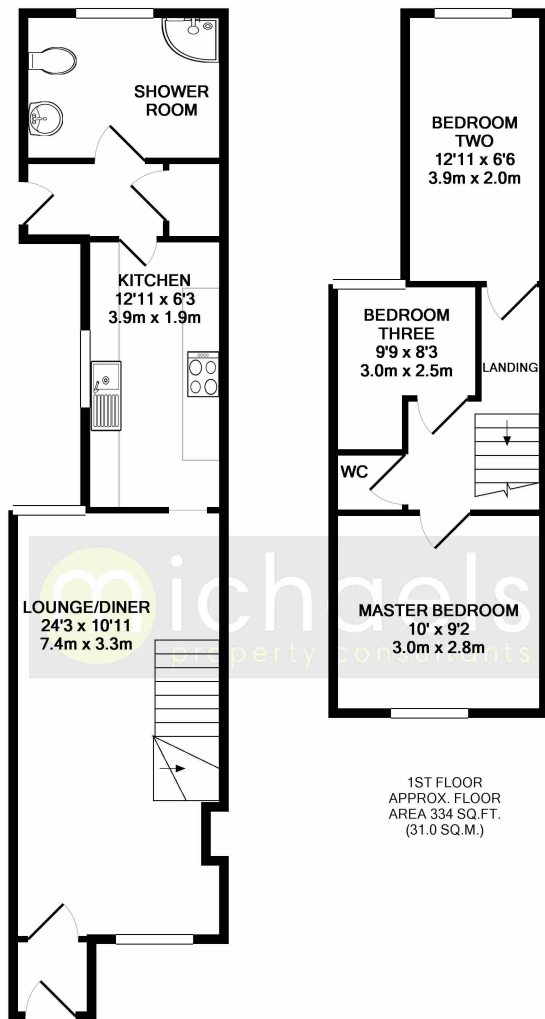


To the front there is a front garden enclosed by brick wall surround, gated side access to the rear.

The rear south facing garden comprises of generous patio area, detached purpose built shed with power and light connected, garden tap, further sun patio to the far end of the garden with the remainder predominantly laid to lawn with flower and shrub borders.

Property Details.

Floorplans



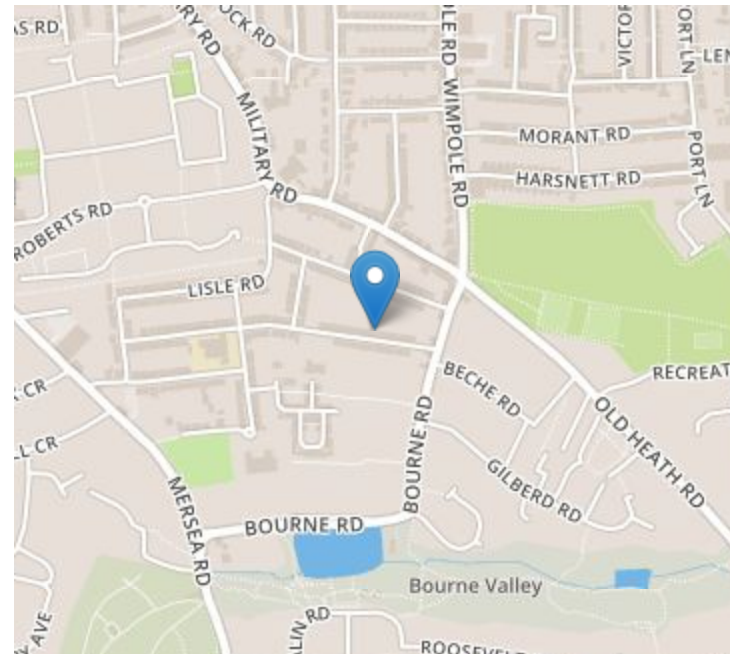
GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.3 SQ.M.)

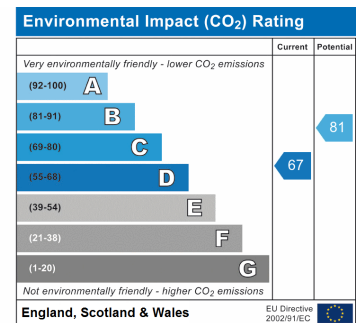
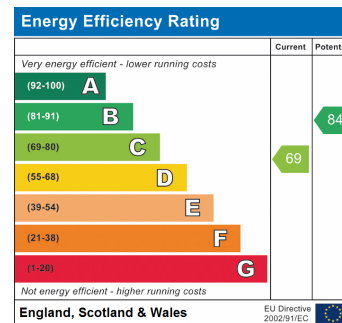
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

