



- Modern Town House
- Three Double Bedrooms
- Spacious Living Room
- High Specification Kitchen/Diner
- Ground Floor Cloak Room & Family Bathroom
- Low Maintenance Rear Garden
- Garage & Allocated Parking
- Close To Abbey Fields & Town Centre
- Viewing Advised

94 Kensington Road, Colchester, Essex. CO2 7FH.

Located to the south/west of Colchester the property is well positioned to provide easy access to the Town Centre, Abbey fields, a wealth of local amenities and is within catchment area for sought after schools including Hamilton Primary School. Internally the property comprises of a welcoming entrance hall, modern fitted kitchen/diner, a generous living room which opens onto the well-maintained rear garden with artificial grass, ground floor cloak room, three sizeable double bedrooms, a high specification family bathroom. Externally the property benefits from a garage and allocated parking. Internal inspection is advised.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor, under stairs storage cupboard, Amtico flooring, doors leading to;

Cloakroom

Low level WC, pedestal wash hand basin, half tiled walls, radiator.

Living Room



13' 10" x 12' 6" (4.22m x 3.81m) UPVC window to rear and UPVC door to garden, Amtico flooring, radiator, Tv & phone points.

Kitchen/Diner



17' 5" x 7' 4" (5.31m x 2.24m) UPVC window to front, range of base and eye level units with work surface over, integrated fridge/freezer, dishwasher and washer/dryer, inset four ring gas hob with extractor over, electric oven and grill, inset stainless steel sink unit with tap and drainer, Amtico flooring, radiator.

First Floor

Landing

UPVC window to front, stairs to second floor, airing cupboard, doors leading to;

Bedroom Two



13' 11" x 9' 3" (4.24m x 2.82m) UPVC window to rear, radiator.

Bedroom Three



10' 0" x 7' 4" (3.05m x 2.24m) UPVC window to front, radiator.

Property Details.

Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail, fully tiled walls.

Second floor

Second Floor Landing

Storage Cupboard, door leading to;

Bedroom One



18' 8" x 10' 2" (5.69m x 3.10m) UPVC dormer window to front, TV point, radiator.

Outside

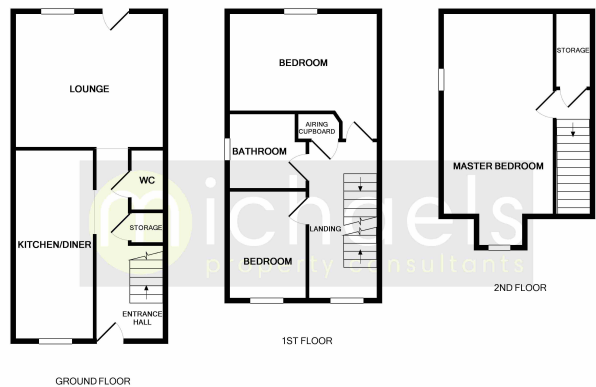


To the rear the private garden comprises of a generous patio area, artificial grass, paved pathway, garden tap, wooden purpose built garden shed, gate to rear, fully enclosed by panel fencing.

The property benefits from a garage with an up and over door and an allocated parking space, visitors parking is available.

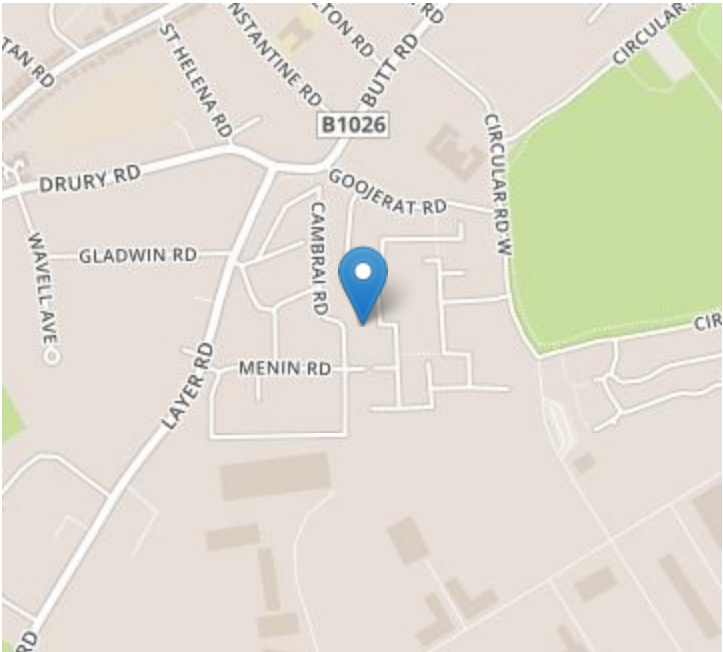
Property Details.

Floorplans

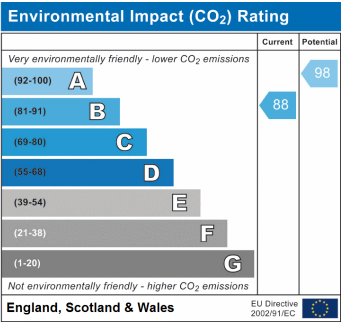
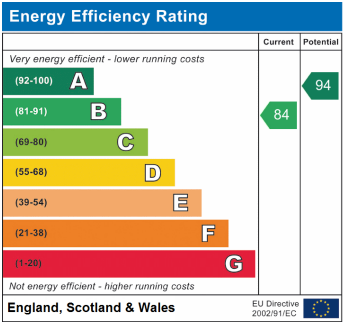


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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