



- Driveway Providing Parking For Multiple Vehicles
- An Excellent Example Of A Three Bedroom Semi-Detached Family Home
- Large Garden
- Three Generous Bedrooms
- Fully Open Plan Living Room/Dining Area/Kitchen
- Suitable For A First Time Buyer, Small Family Or Working Professional
- Close To Colchester's City Centre, Hythe Station & University Of Essex
- Two Reception Rooms

## 219 Greenstead Road, Colchester, Colchester, Essex. CO1 2SL.

An excellent example of a three bedroom bay fronted semi detached house, positioned in Central Colchester & within moments of Colchester's vibrant City Centre, Hythe Station (offering links to London Liverpool street Station), University Of Essex, Tesco Superstore and an array of excellent amenities. Making the ideal first time purchase or family home, the accommodation is evenly distributed across two floors, with the ground floor accommodation comprising of two spacious reception rooms, a modern kitchen with built in appliances and bi folding doors leading out to the rear garden.





# Property Details.

## Ground Floor

### Hallway

Karndean flooring, radiator, staircase to first floor with storage cupboard under, doors to:

### Cloakroom

Vanity hand wash basin, low level WC, UPVC window to side, extractor fan.

### Living Room



26' 7" x 11' 9" (8.10m x 3.58m) Karndean flooring, two radiators, UPVC bay window to front aspect, open fireplace with tiled hearth, additional feature fireplace, open plan to:

## Kitchen/Dining Area



16' 6" x 9' (5.03m x 2.74m) Full range of fitted units, cupboards and work surfaces with matching up-stands, built in electric stainless double oven and five ring gas hob with extractor hood above, built in combi microwave oven, space for dishwasher, inset ceramic sink unit, two Velux skylights, UPVC window and bi-folding doors to rear, inset spotlights, door to:

### Utility Room

Karndean flooring, further fitted units, space for fridge/freezer, washing machine and tumble dryer.

## First Floor

### Landing

UPVC window to side, doors to:

### Bedroom One



12' 6" x 10' 6" (3.81m x 3.20m) Radiator, UPVC window to rear aspect, built in wardrobes, cast iron fireplace.

# Property Details.

## Bedroom Two



12' 8" x 10' 4" (3.86m x 3.15m) UPVC window to front aspect, radiator, fitted wardrobes.

## Bedroom Three



8' 8" x 7' (2.64m x 2.13m) UPVC window to front aspect, radiator.

## Bathroom



Tiled flooring, wall panelling, chrome heated towel rail, low level WC, pedestal hand wash basin, freestanding roll top bath with shower over, UPVC windows to rear and side, loft access.

## Outside

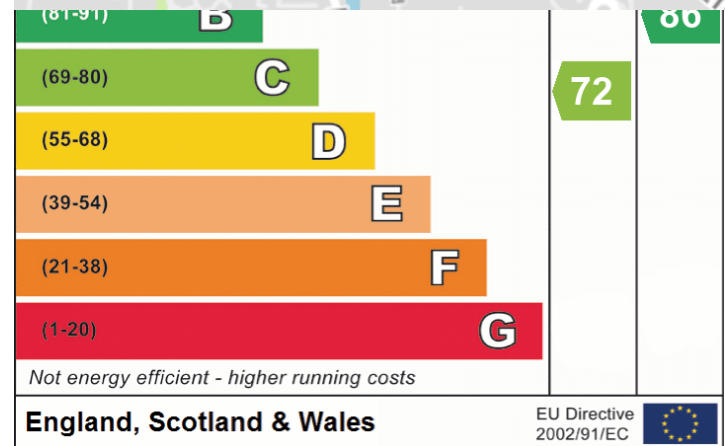
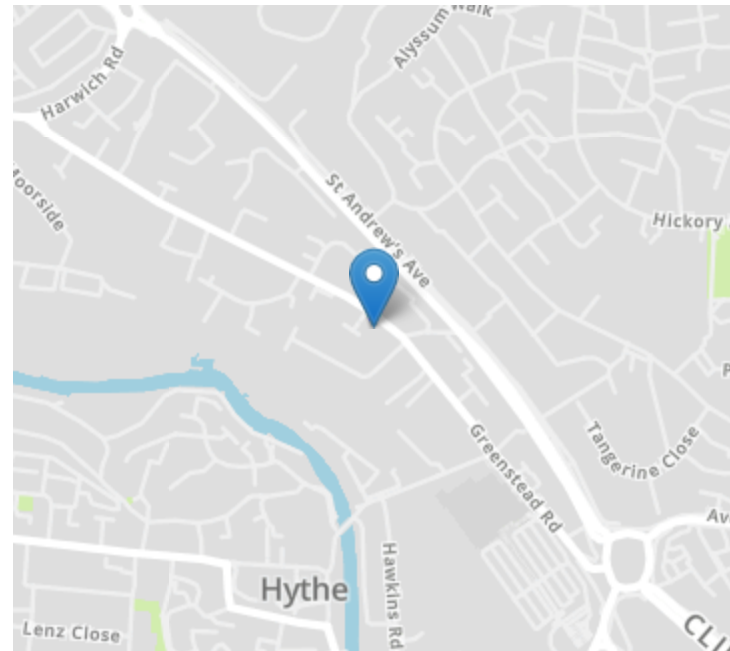


Outside the property consists off a generous garden, which is enclosed by panel fencing and predominantly laid to lawn with a large decking area, suitable for outside dining.

# 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.