



- Spacious End Terraced Property
- Three Bedrooms With En-Suite To Master
- Built In Storage To All Bedrooms
- Kitchen/Diner With Integrated Appliances
- Family Bathroom & Cloakroom
- Garage And Ample Off Road Parking
- Easy Access To A12 & Train Station
- GUIDE PRICE £280,000 - £290,000

**39 Shepherd Drive, Colchester, Essex.
CO4 5FA.**

A three bedroom end terraced home positioned to the North of Colchester, situated within moments of Colchester's General Hospital & Colchester's North Station, offering direct links and unrestricted access to London Liverpool Street Station within the hour, close proximity of an array of excellent primary and secondary schooling, local Co-Operative and a recreational park.



Property Details.

Ground Floor

Entrance Hall

With radiator and doors to;

Cloakroom

With radiator, part tiled walls, low level WC, pedestal wash hand basin.

Lounge



18' 10" x 13' 9" (5.74m x 4.19m) With double glazed window to front, laminate flooring, radiator, stairs rising to first floor with storage under, door to;

Kitchen/Diner



13' 8" x 9' 5" (4.17m x 2.87m) With double glazed patio doors and window to rear, tiled flooring, radiator, matching eye level and base units with drawers and worktops over, inset sink and drainer, electric double oven with gas hob and extractor hood over, integrated dishwasher and fridge/freezer.

First Floor

Landing

With loft access and doors to;

Bedroom One



11' 7" x 10' 3" (3.53m x 3.12m) With two double glazed windows to front, radiator, built in wardrobes, door to en-suite.

En-Suite



With obscure double glazed window to front, radiator, part tiled walls, low level WC, pedestal wash hand basin, shower cubicle.

Property Details.

Bedroom Two



11' 7" x 7' 7" (3.53m x 2.31m) With double glazed window to rear, radiator, built in wardrobes.

Bedroom Three



8' 3" x 6' 0" (2.51m x 1.83m) With double glazed window to rear, radiator, built in wardrobe.

Bathroom



With obscure double glazed window to side, radiator, low level WC, pedestal wash hand basin, panelled bath with shower over.

Outside

Rear Garden



A generous south/east facing rear garden enclosed by panel fencing with gated side access, predominately lawn with a small patio area and access to the garage via a personnel door.

Garage

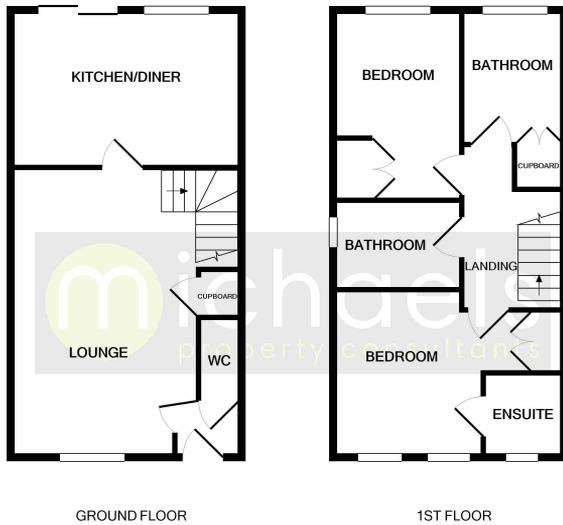
With up and over door to front, door to side, power and light connected.

Driveway

Positioned in front of the garage and provides off road parking for 3 cars.

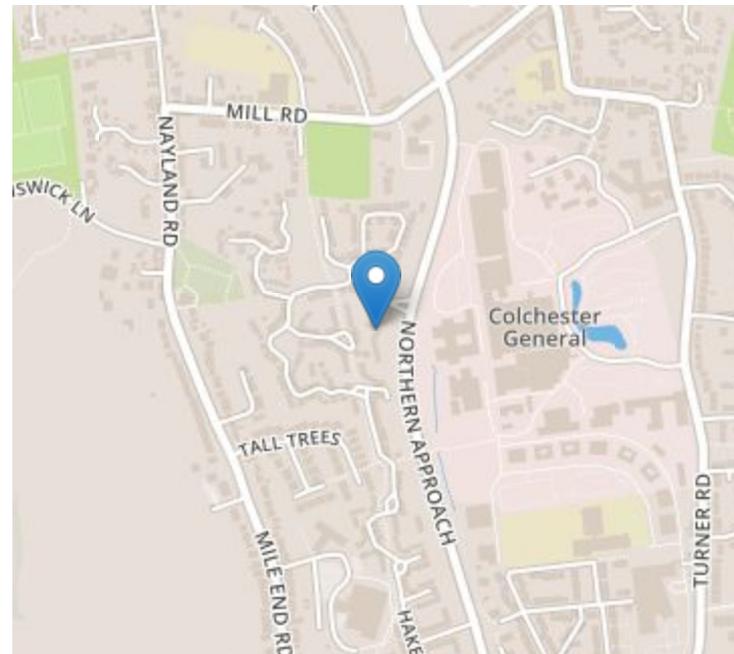
Property Details.

Floorplans

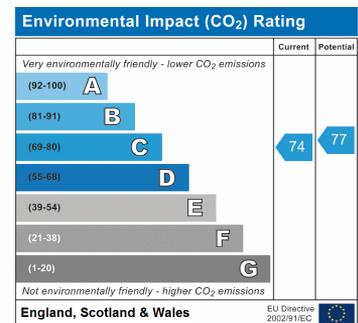
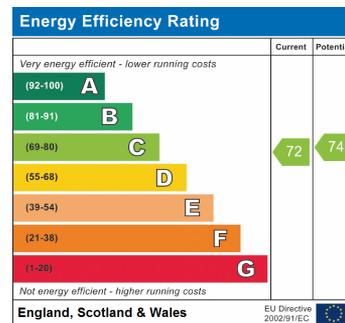


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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