



15 Berechurch Hall Road, Colchester, Essex. CO2 8RD.

Berechurch Hall Road, Colchester, CO2 Three-bedroom semi-detached house | South Colchester
 Guide Price £250,000 -£275,000 Located in a popular South Colchester setting, this home is within easy reach of local shops, amenities, schools, Roman Fields, Lidl, and excellent bus links into the city centre. You are immediately greeted by a generous driveway providing off-road parking, leading into a welcoming entrance hall with stairs rising to the first floor. The ground floor offers a spacious living/dining room, a utility room, and a cloakroom. The kitchen offers a wealth of storage and space and plumbing for appliances Upstairs you'll find two double bedrooms, a further single bedroom, and a first floor tiled family bathroom. To the rear is a well-proportioned, private, and enclosed garden with panel-fenced boundaries and secure side access connecting back to the front driveway.

- **Guide Price £250,000 - £275,000**
- A Three Bedroom Semi-Detached Home
- Close To Shops, Amenities, Schools & Transport Links
- Spacious Reception Room
- Ground Floor Cloakroom & Utility Area
- Fitted Kitchen With Space For Appliances
- Two Double Bedrooms & Single Third Bedroom
- Tiled First Floor Family Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking

Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, understairs storage, door leading to:

Kitchen



12' 3" x 5' 8" (3.73m x 1.73m) Range of base and eye level units, cupboards and work surfaces, electric oven with gas hob, UPVC window to front aspect.

Cloakroom

Low level W.C, vanity wash unit, radiator, door leading to:

Utility Room

6' 3" x 4' 5" (1.91m x 1.35m) UPVC door to garden aspect, space for appliances.

Living Room/Dining Area



17' 7" x 12' 3" (5.36m x 3.73m) UPVC French doors to garden, radiator, UPVC window to rear.

First Floor

Bedroom One



12' 2" x 10' 8" (3.71m x 3.25m) UPVC window to rear aspect, radiator.

Bedroom Two



9' 9" x 7' 9" (2.97m x 2.36m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Three



8' 8" x 6' 9" (2.64m x 2.06m) UPVC window to front aspect, radiator.

Bathroom



6' 3" x 5' 8" (1.91m x 1.73m) UPVC obscured window to rear aspect, radiator, tiled bathroom suite, low level W.C, panelled bath with shower attached.

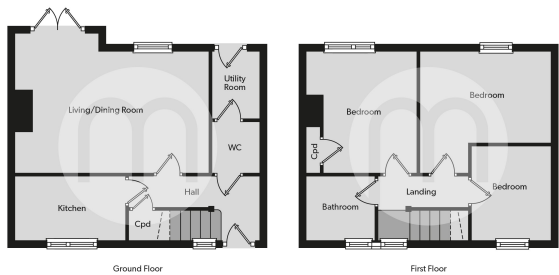
Outside



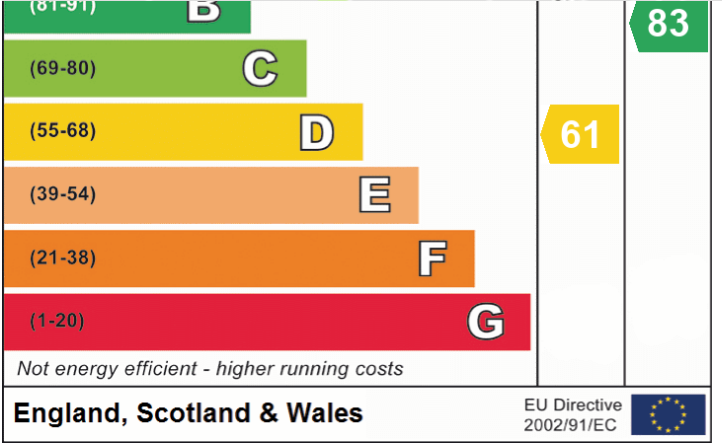
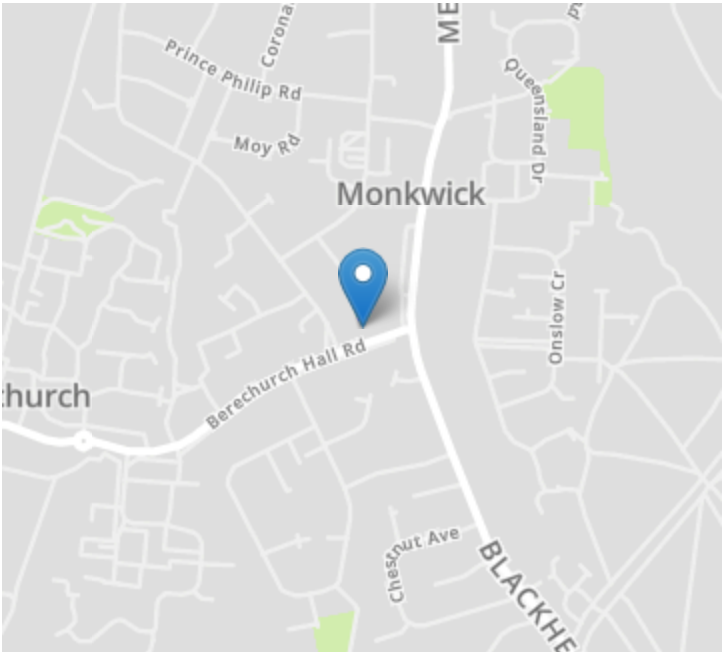
To the rear of the property offers a generous garden, enclosed by panel fencing and predominantly laid to lawn with a small patio area. To the front of the property provides off road parking for multiple vehicles.

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.