



- Sought After Location
- Walking Distance Of Town & Railway Station
- End of Terrace Home
- Two Reception Rooms
- Modern Fitted Kitchen
- Newly fitted Shower Room
- Three Sizeable Bedrooms
- Generous Rear Garden
- Must Be Viewed To Be Appreciated

**44 Winchester Road, Colchester, Essex.
CO2 7LH.**

Located in the popular New Tow area of Colchester within walking distance to the town centre, mainline train station to London Liverpool street and in very sought after school catchments is the well presented end of terrace home. The property comprises of two generous receptions rooms, modern fitted kitchen and newly updated shower room to complete the ground floor. The first floor offers three very sizeable bedrooms. To the rear there is a well kept low maintenance garden. To fully appreciate this family home internal inspection is essential.



Property Details.

Ground Floor

Living Room



UPVC entrance door, double glazed window to front aspect, TV & phone points, radiator, stripped wood flooring.

Dining Room



9' 4" x 11' 7" (2.84m x 3.53m) Double glazed window to rear aspect, under stairs cupboard, stairs rising to first floor, stripped wood flooring, radiator.

Kitchen



8' 5" x 6' 3" (2.57m x 1.91m) Double glazed window to side aspect, a range of wall and base units over an area of roll edge work tops, inset stainless steel sink and drainer unit, electric oven with four ring gas hob with cooker hood above, plumbing for a washing machine, tiled splash backs, spot lights, leading to the rear lobby with UPVC door to garden and space for a fridge freezer.

Family Shower Room



Frosted double glazed window to rear aspect, low level WC, wash hand basin with vanity mirror and storage below, fully tiled double walk in shower cubical, chrome heated towel rail.

First Floor

Landing

Loft access, radiator, doors leading to;

Property Details.

Bedroom One



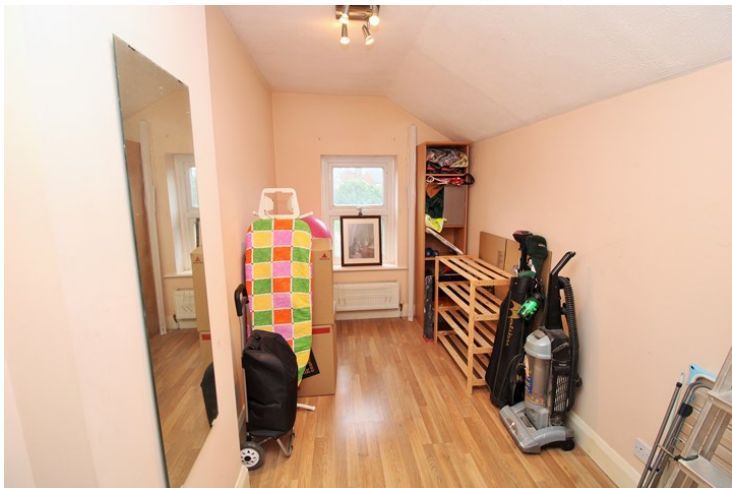
11' 1" x 11' 6" (3.38m x 3.51m) Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Two



8' 5" x 9' 8" (2.57m x 2.95m) Double glazed window to rear aspect, over stairs cupboard, radiator.

Bedroom Three



11' 8" x 6' 4" (3.56m x 1.93m) Double glazed window to rear aspect, radiator.

Garden

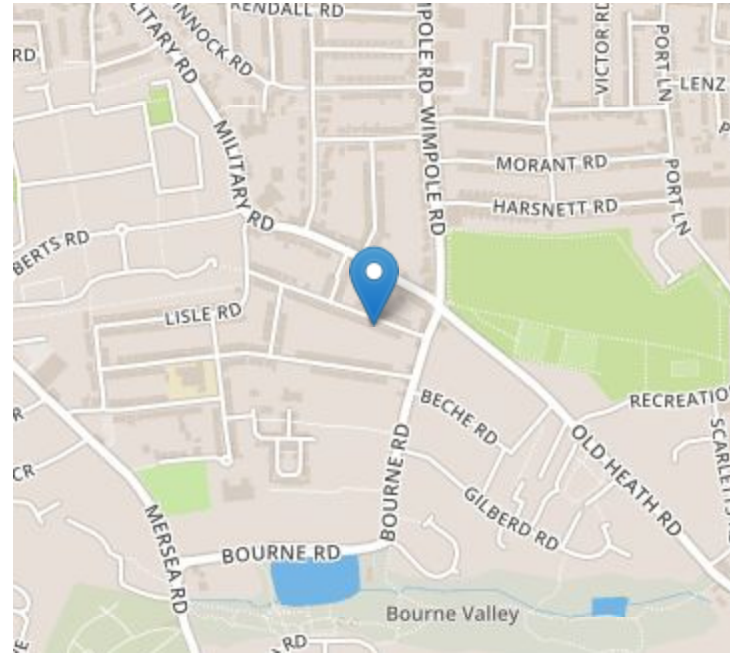


Generous paved patio area, leading to shingle area with tree and shrub boarder, gate to side access, garden tap, fully enclosed by panel fencing.

Property Details.

Floorplans

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.