



michaels property consultants

## 51 Butt Road, Colchester, Essex. CO3 3BZ.

An exciting opportunity to purchase this tastefully refurbished and reconfigured three bedroom semi detached house, conveniently located in the City centre with excellent access to Colchester's vibrant lifestyle. The city centre offers a range of high class restaurants, boutiques and shops and is within walking distance to Colchester's city train station, offering links to London Liverpool Street. This stunning home is offered in excellent condition and has been upgraded and improved by the current owner. This deceptively spacious home would make an ideal purchase for any prospective first time buyer or professional couple.

- Guide Price £350,000 - £375,000
- Tastefully Designed With Contemporary Finishes
- Ideal For First Time Buyers, Families Or Working Professional
- Open Plan Living Accommodation
- A Stunning Second Floor Balcony From The Master Suite
- Bi Folding Doors Opening Onto The Rear Garden
- Low Maintenance Garden
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Newly Constructed In 2017, Having Undergone A Full Programme Of Renovation



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# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, solid wood flooring throughout, understairs storage space, radiator, door leading to:

### Kitchen/Living Area/Dining Area



22' 3" x 14' 5" (6.78m x 4.39m) Modern fitted kitchen with a full range of high specification high gloss units, cupboards and wooden work surfaces, integrated appliances, ceramic butler sink, gas hob with electric fan assisted oven, radiators, Velux windows to rear, large utility cupboard, spot lighting, open access into:

## Living Room



11' 5" x 7' 9" (3.48m x 2.36m) UPVC window to front aspect, radiator.

## First Floor

### Landing

UPVC window to front aspect, radiator, airing cupboard housing boiler, door to:

### Bedroom Two



14' 5" x 13' 8" (4.39m x 4.17m) UPVC window to rear aspect, radiator.

# Property Details.

## Bedroom Three



11' 6" x 7' 9" (3.51m x 2.36m) UPVC window to front aspect, radiator.

## Bathroom



7' 1" x 6' 7" (2.16m x 2.01m) Low level W.C, bath with shower over, tiled flooring and walls, chrome radiator.

## Second Floor

### Master Bedroom



18' 2" x 12' 2" (5.54m x 3.71m) Velux windows to front aspect, eves storage, built in wardrobes and unit, separate inset shower cubicle, UPVC French doors leading out to balcony, door to:

## Cloakroom

Low level W.C, hand wash basin, radiator.

## Outside



Outside to the rear, the property enjoys a low maintenance garden, completely laid with decking and enclosed by a variety of shrubs, flower beds and brick wall. This garden is perfect for al-fresco dining in summer evenings, having undergone a programme of refurbishment to a high standard and specification. To the front of the property offers a driveway for one vehicle.

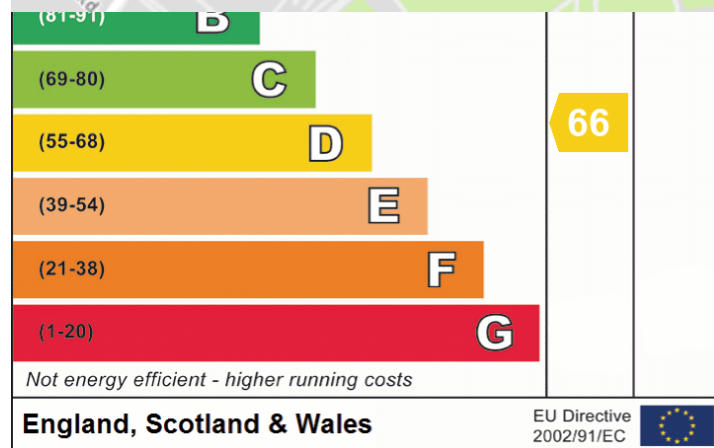
# Property Details.

## Floorplans



We have every attempt to have made to ensure the accuracy of the floorplans contained here, measurements of spaces or areas shown on the plans are for your information only and are not intended to be relied upon by any prospective purchaser. The accuracy of the floorplans and measurements has not been tested and we guarantee nothing in relation to the floorplans or measurements shown on the plans.

## 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.