



- Three Generous Bedrooms
- Ground Floor Bathroom Suite
- 'New Town' District Of Colchester City Centre
- Close To An Array Of Amenities, Shops & Transport Links
- An Impressive Three Bedroom Period Home
- Off Road Parking
- Open Plan Kitchen/Dining Area
- En Suite To Master Bedroom

**97 Military Road, Colchester, Colchester, Essex. CO1 2AT.**

\*\* Guide Price £250,000 to £260,000 \*\* This handsome three bedroom end of terraced property resides in the popular New Town district in Colchester, offering excellent access to the City centre, Station and Recreation Grounds. This charming home features an array of spacious and well proportioned accommodation throughout, including the clever addition of an en-suite to the master bedroom. Further highlights include a generous open plan kitchen/diner, separate dual aspect living room, ground floor bathroom and three sizeable bedrooms. Outside, the property enjoys a courtyard garden along with off road parking to the rear. Early viewings are strongly recommended to appreciate the quality of accommodation on offer.



# Property Details.

## Ground Floor

### Kitchen/Dining Area



21' 1" x 11' (6.43m x 3.35m) Dining Area: Radiator, UPVC window and door to front, spiral staircase to first floor, door to living room, open plan to:

Kitchen: Laminate flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge, washing machine to remain, UPVC window and door to front, further UPVC window to side, inset sink unit with left hand drainer, door to:

### Inner Hallway

Vinyl flooring, doors to:

### Cloakroom

Vinyl flooring, low level WC, wall mounted hand wash basin.

### Bathroom



Vinyl flooring, fully tiled walls, heated towel rail, low level WC, pedestal hand wash basin, panel bath with glass shower screen and integrated shower over, UPVC window to front.

## Living Room



12' x 9' 8" (3.66m x 2.95m) Radiator, UPVC windows to front and side, feature fireplace.

## First Floor

### Bedroom One



11' 9" x 9' 9" (3.58m x 2.97m) Radiator, UPVC windows to front and side, door to:

# Property Details.

## En Suite



Heated towel rail, low level WC, wall mounted hand wash basin, walk in shower cubicle with fully tiled surround and electric shower, inset spotlights, extractor fan.

## Bedroom Two



10' 9" x 6' 9" (3.28m x 2.06m) Radiator, UPVC window to side, cupboard housing combi boiler.

## Bedroom Three



8' x 7' 6" (2.44m x 2.29m) Radiator, UPVC window to front.

## Outside

To the front of the property there is a small front garden enclosed by a dwarf brick wall. There is a path to the front door and a gate providing side access.

## Rear Courtyard



To the rear of the property there is a courtyard style private garden, which is predominately block paved and enclosed by panel fencing. From here the side gate provides access to a private block paved driveway which provides off road parking.

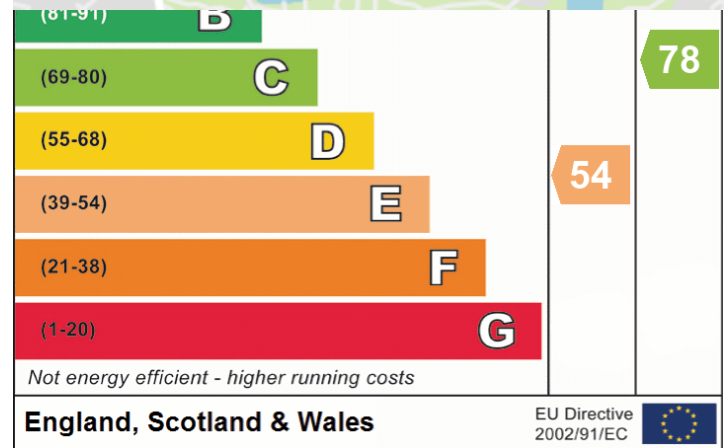
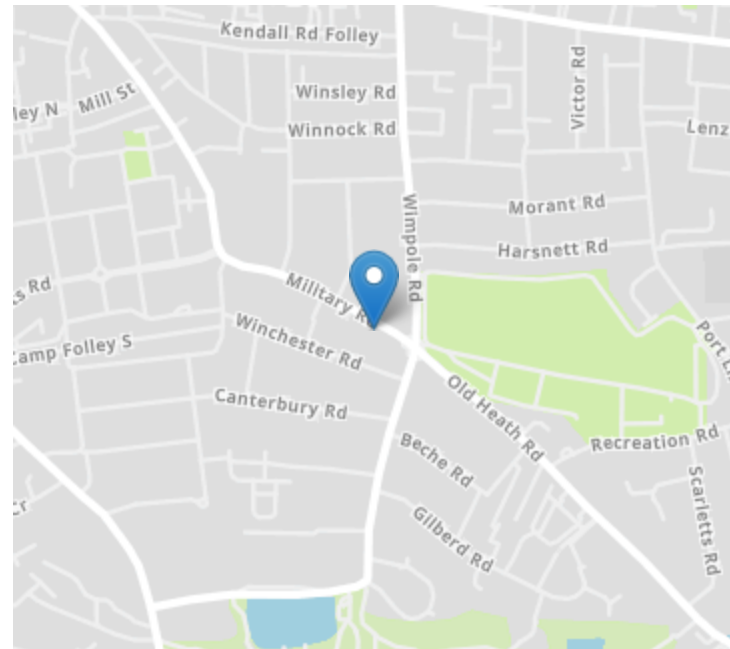
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is placed on any prospective purchaser. This plan is for guidance purposes only and should be used as such for any prospective purchase. The accuracy, completeness and applicability of these plans are not guaranteed and no liability or responsibility can be given. Please see page 10/11/12.

## 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.