



- Victorian Terraced House
- Three Bedrooms
- 23ft Open Plan Lounge/Diner
- Kitchen/Breakfast Room
- Ground Floor Shower Room And First Floor Bathroom
- Generous Rear Garden
- Highly Sought After Location

181 Butt Road, Colchester, Essex. CO3 3DT.

A well presented and tastefully designed three bedroom Victorian terraced home, located on this highly sought after road in Colchester with excellent access to the Town Centre and its vast array of brilliant amenities, Train Station with links to London Liverpool Street and some fantastic local schooling. Ideal for a professional couple or first time buyer this home offers great living accommodation and a generous garden. Internally, the property offers an entrance hall which leads through to the 23ft open plan lounge/diner which features two windows to the front aspect and a fireplace with an inset log burner. Double doors lead into the kitchen with comes with a range cooker and a large larder cupboard.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor with storage under, door to;

Open Plan Lounge/Diner



23' 6" x 10' 3" (7.16m x 3.12m) With two UPVC double glazed windows to front, radiator, TV point, fireplace with inset log burner, door to;

Kitchen



15' 0" x 9' 4" (4.57m x 2.84m) With two UPVC double glazed windows to rear, French doors to garden, radiator, tiled flooring, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, recessed gas range cooker, large larder cupboard, door to;

Inner Lobby

Space and plumbing for washing machine, door to;

Ground Floor Shower Room

With UPVC double glazed window side, close coupled WC, wash hand basin, shower cubicle.

First Floor

Landing

With doors to;

Bedroom One



11' 6" x 8' 6" (3.51m x 2.59m) With UPVC double glazed window to front, radiator, built in sliding wardrobes.

Property Details.

Bedroom Two



11' 6" x 8' 0" (3.51m x 2.44m) With UPVC double glazed window to rear, radiator.

Bedroom Three



8' 7" x 7' 1" (2.62m x 2.16m) With UPVC double glazed window to rear, radiator, two built in cupboards,

Bathroom



With UPVC double glazed window to front, low level WC, wash hand basin, panelled bath with shower attachment, fully tiled walls.

Outside

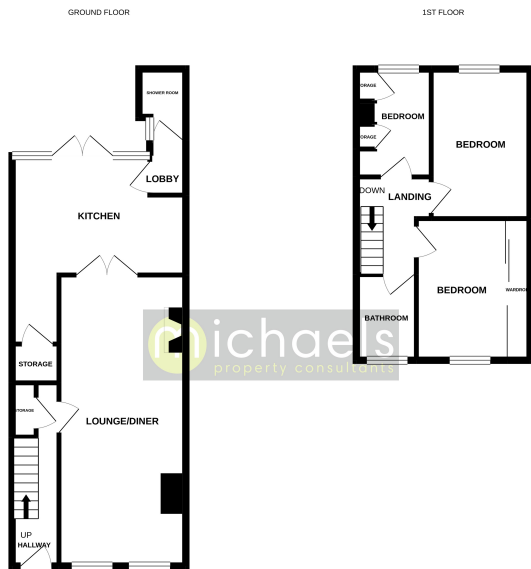
Rear Garden & To The Front



Outside, to the rear, there is a sizeable rear garden which is enclosed by fencing and comes with a large shed. To the front, there is a hardstanding and a front garden. Internal viewings are highly advised.

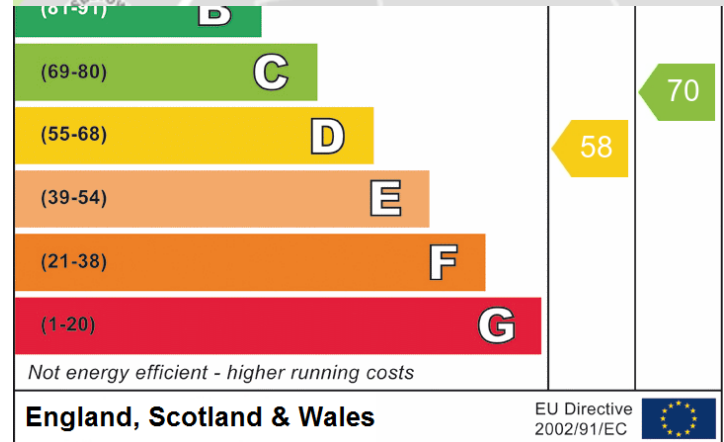
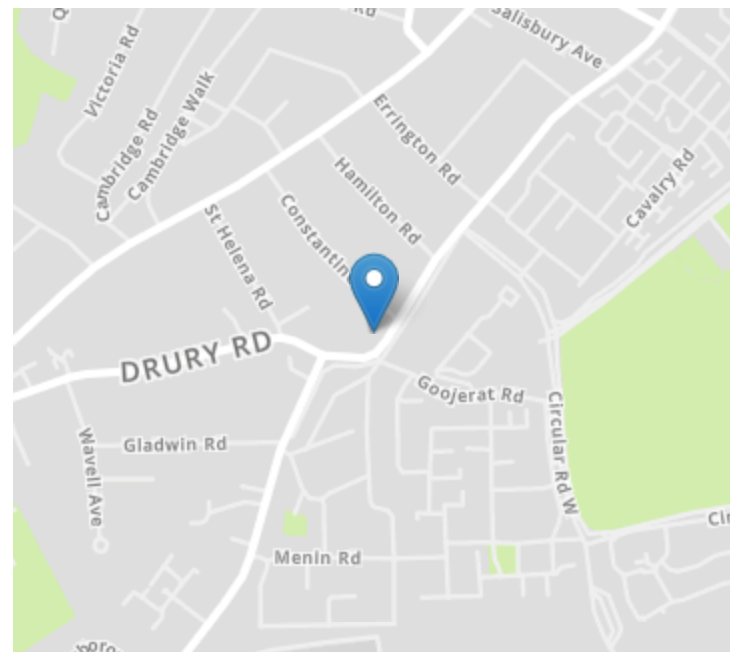
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements, or areas, mistakes, omissions and/or errors may have occurred and no responsibility is taken for any errors. Details are for information only. The plan for the floorplans is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance.

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.