



- Period Terraced House
- Three Generous Bedrooms
- Family Bathroom & Shower Room
- Two Reception Rooms
- Recently Re-Decorated Throughout
- Close To The Town Centre And Train Station

20 Myrtle Grove, Colchester, Essex. CO2 7LG.

Offered with no onward chain is this recently re-decorated and much improved three bedroom terraced house offering many original features throughout and making an ideal first time purchase. Located in the ever popular area of 'New Town' this period house offers excellent access to the Colchester Town Centre and its vast array of restaurants and popular shops, good local schooling and the town train station with links to London.



Property Details.

Ground Floor

Entrance Hall

With exposed wood floor boards, stairs rising to first floor, radiator, doors to;

Lounge



11' 9" x 11' 2" (3.58m x 3.40m)

With double glazed window to front, radiator, exposed wood floor boards, TV point.

Dining Room



14' 3" x 11' 9" (4.34m x 3.58m)

With double glazed window to rear, radiator, exposed wood floor boards, door to;

Kitchen



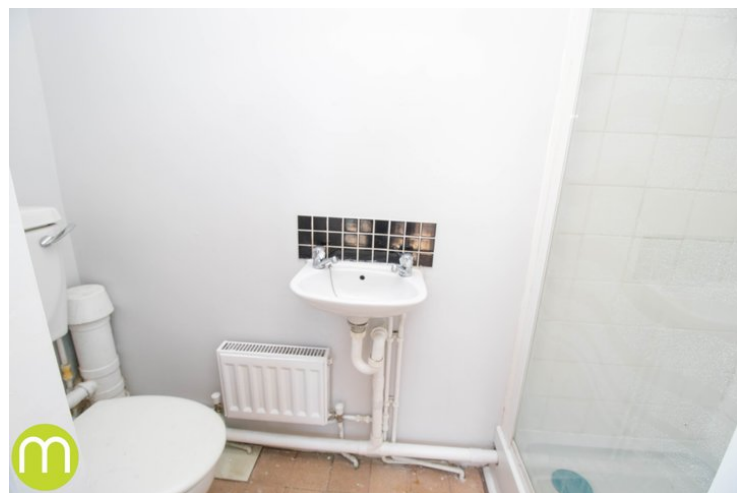
15' x 8' 4" (4.57m x 2.54m) With double glazed window to side, full range of all mounted and base units, work surfaces, inset sink and drainer unit with mix tap, space for cooker, dishwasher, fridge/freezer and further freezer, partly tiled walls wall mounted boiler, fully tiled floor, open access

Utility Room

7' 7" x 5' 5" (2.31m x 1.65m)

Double glazed window and door to rear aspect, single bowl, single drainer sink unit, range of units, space for washing machine, partly tiled walls fully tiled floor, door to:

Shower Room



Double glazed window to rear aspect, low level WC, wash hand basin, shower cubicle, partly tiled walls.

First Floor

Landing

Loft hatch, built in cupboard, radiator, exposed floor boards, doors to:

Property Details.

Bedroom One



14' 4" x 11' 9" (4.37m x 3.58m)

Double glazed window to front aspect, cast iron feature fire place, radiator, exposed floor boards

Bathroom



Double glazed window to side aspect, close coupled WC, wash hand basin, enclosed panel bath with shower screen, wall mounted heated towel rail holder, partly tiled walls, extractor.

Bedroom Two



11' 9" x 9' (3.58m x 2.74m)

Double glazed window to rear aspect, radiator.

Rear Gardem



Panel fencing and laid to lawn with shrub borders and shingle pathways. There is a useful rear access gate leading to ally way from Winchester Road.

Bedroom Three

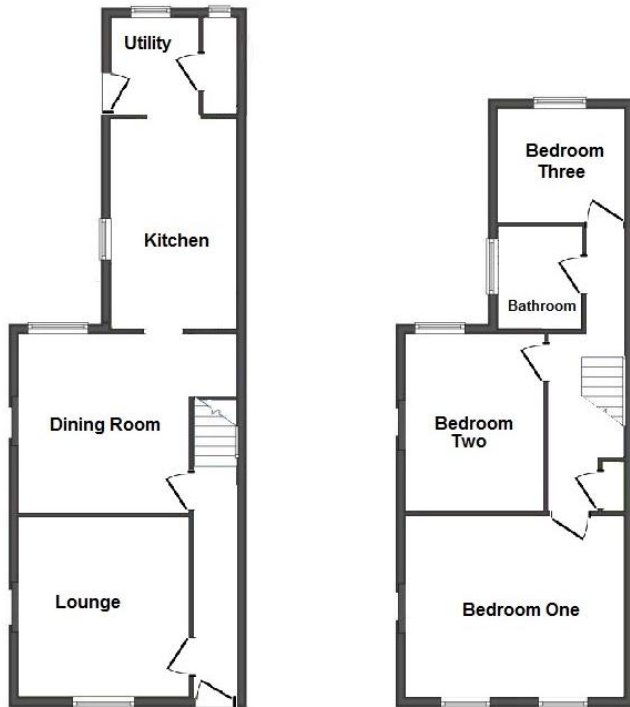


8' 4" x 7' 3" (2.54m x 2.21m)

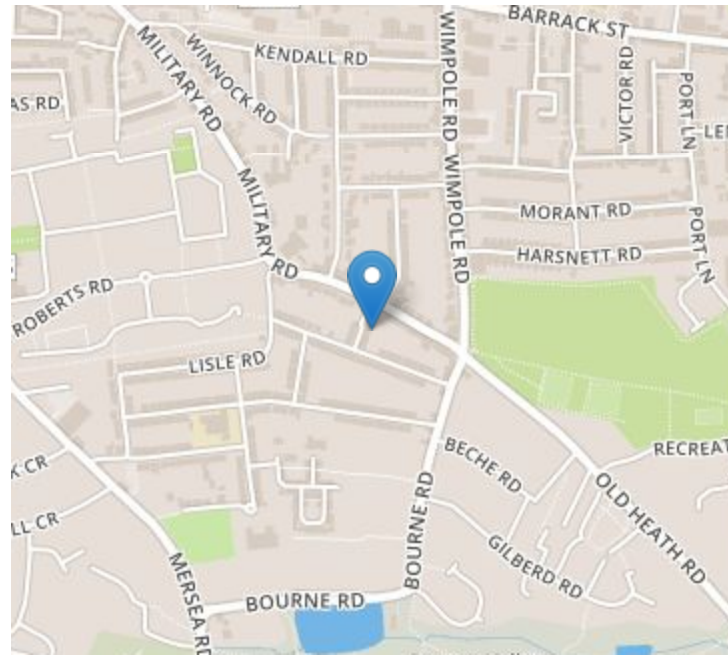
Double glazed window to rear aspect, radiator.

Property Details.

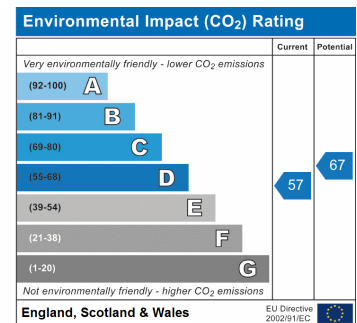
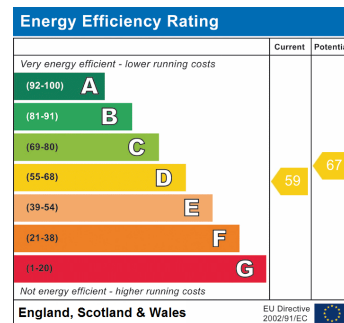
Floorplans



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.