



## 2 The Rayleighs, Drury Road, Colchester, Essex. CO2 7BE.

An Upgraded & Exceptionally Well-Presented Three Bedroom Semi-Detached Home - The Rayleighs, Central Colchester - Must Be Viewed \*\*Guide Price £425,000 - £450,000\*\* Location: Positioned in a prime location, this property offers convenient access to Colchester City Centre and excellent transport links, including a regular bus network to the city centre and Colchester mainline station. The area is renowned for its exceptional primary and secondary schooling, both private and comprehensive, including Hamilton Primary School (subject to application) and Colchester Royal Grammar School. Local amenities include Sainsbury's Local and Budgens, while leisure facilities such as tennis and padel courts at Eudo Road are close by. The neighbourhood is particularly popular with families.



# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Sitting Room



14' 0" x 10' 7" (4.27m x 3.23m)

### Living/Dining Room



15' 8" x 12' 8" (4.78m x 3.86m)

## Kitchen



19' 7" x 11' 4" (5.97m x 3.45m)

## First Floor

### Landing

### Master Bedroom



14' 4" x 12' 8" (4.37m x 3.86m)

# Property Details.

## En-Suite



## Bathroom



## Bedroom Two



## Outside

### Garage

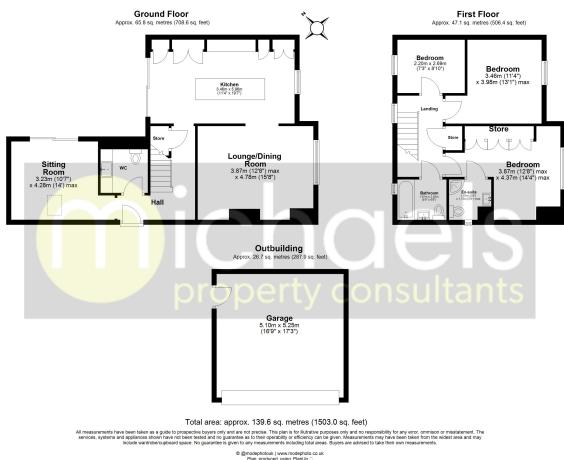


## Bedroom Three



# Property Details.

## Floorplans

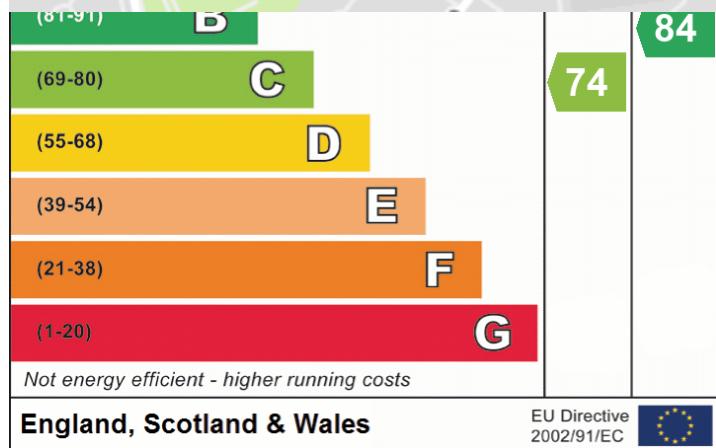
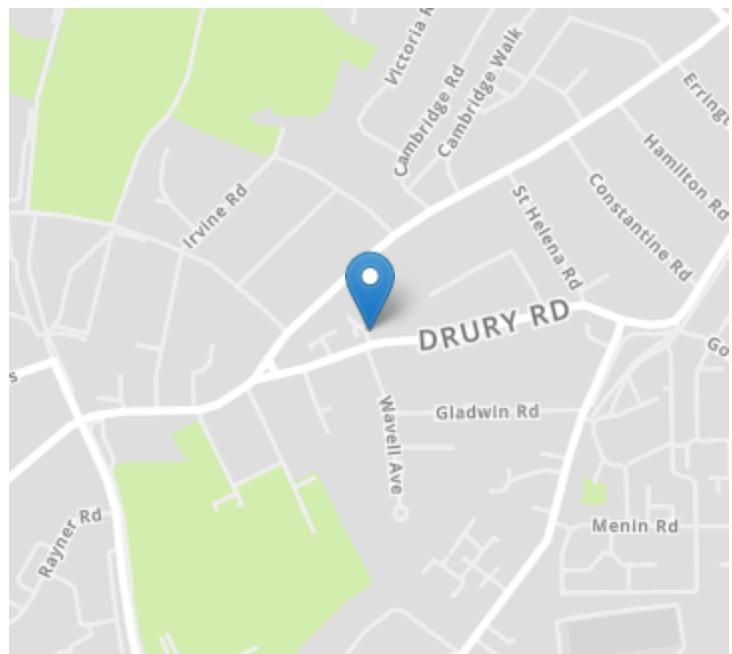


All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or inaccuracy. The services, systems and fittings referred to have not been tested. It must not be assumed that they are in working order. Prospective buyers are advised to make their own investigations.

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The Rayleighs, Colchester

## 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.