



- 1930's Bay Fronted Semi Detached House
- Residing On The Highly Desirable Drury Road
- Three Well Portioned Bedrooms
- 100ft Rear Garden
- Driveway Providing Off Road Parking
- Tastefully Renovated By The Current Owners
- Excellent Catchment For Secondary & Primary Schooling
- Two Reception Rooms
- Offered To Market On A Chain Free Basis!

### 31 Drury Road, Colchester, Essex. CO2 7UX.

**\*\*Guide Price £350,000 - £375,000\*\*** Situated on the sought after 'Drury Road' and offered to market with no onward chain, this extremely well presented and tastefully decorated spacious three bedroom 'Bay Fronted' semi-detached house offers generous accommodation over two floors. Positioned to the south of Colchester within a short walk to the Colchester Train Station and Town Centre with its vast array of desirable shops and restaurants and also within catchment area for one of Colchester's most highly regarded school Hamilton Primary. This typical 1930's bay fronted home has been well maintained by the current owners and is real 'turn key' home.



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# Property Details.

## Ground Floor

### Hallway

Main entrance door to hallway, stairs to first floor.

### Living Room



13' 3" x 11' 7" (4.04m x 3.53m) Bay window to front aspect, radiator, gas fireplace.

### Dining Room/Second Reception Room



11' 6" x 11' 6" (3.51m x 3.51m) Window to rear aspect, wall mounted radiator, wood flooring, understairs storage cupboard.

## Kitchen



15' 2" x 7' 2" (4.62m x 2.18m) UPVC window to side aspect, full range of modern units, cupboards and work surfaces with integrated appliances, electric induction hob with fan assisted oven, spot lighting, door leading to:

## Conservatory



11' 0" x 6' 10" (3.35m x 2.08m) UPVC windows to side and rear aspect, French doors to garden, vaulted ceiling.

## First Floor

### Landing

Access to loft hatch, radiator.

# Property Details.

## Bedroom One



11' 8" x 11' 2" (3.56m x 3.4m) Window to front aspect, radiator, fitted wardrobes, original feature fireplace.

## Bedroom Two



11' 6" x 9' 0" (3.51m x 2.74m) UPVC window to rear aspect, radiator.

## Bedroom Three



8' 3" x 7' 2" (2.51m x 2.18m) Window to rear aspect, radiator.

## Bathroom



Modern white suite comprising of a low level W.C, panelled bath with shower attached, grey tone tiled walls and flooring, obscured window to side aspect, chrome heated towel rail.

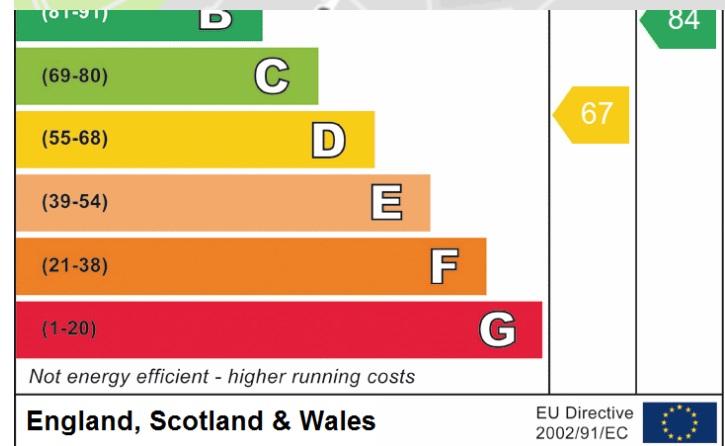
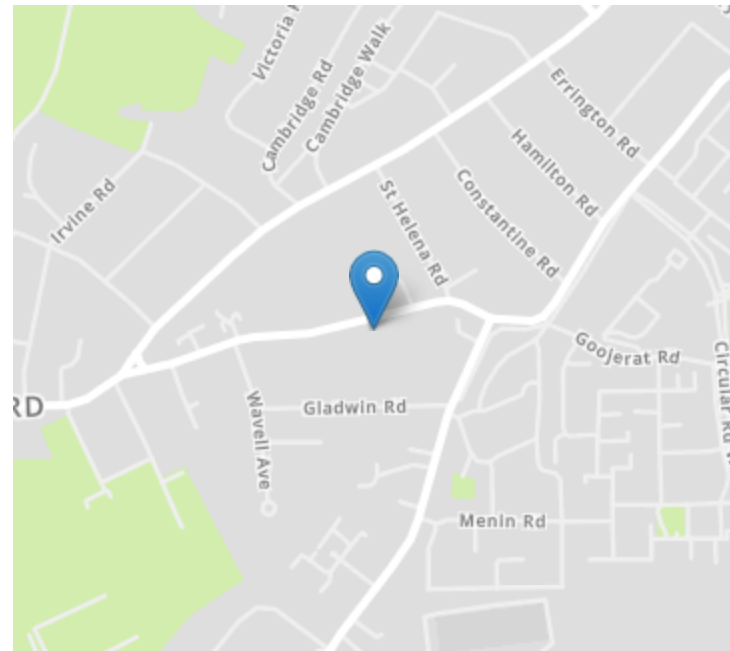
## Outside

Outside, the rear garden approaches 100ft in length and offers a variety of different spaces to entertain and dine. The garden is predominantly laid to lawn and surrounded by panel fencing with a patio area to the front. Completing this garden is a large outbuilding/shed to the rear which will remain. To the front of the property provides a driveway and small frontage which is laid to lawn.

# Property Details.

## Floorplans

## 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.