



- Residing On The Highly Desirable Drury Road
- 1930's Bay Fronted Semi Detached House
- Three Bedrooms
- Open Plan Lounge/Diner With Bay Window And Open Fireplace
- Fitted Kitchen
- Four Piece Bathroom Suite
- 100ft Landscaped Rear Garden
- Driveway Providing Off Road Parking

69 Drury Road, Colchester, Essex. CO2 7UU.

Situated on the sought after 'Drury Road' is this extremely well presented and tastefully decorated spacious three bedroom 'Bay Fronted' semi-detached house offering 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.



Property Details.

Ground Floor

Entrance Hall

With windows to front aspect, radiator, stairs rising to first floor with storage under, doors to;

Living Room



12' 6" x 11' 9" (3.81m x 3.58m) With UPVC double glazed feature bay window to front aspect, TV point, radiator, feature open fireplace, open to;

Dining Room



11' 10" x 10' 6" (3.61m x 3.20m) With UPVC double glazed windows and French doors to rear aspect, radiator, spotlights.

Kitchen



12' 9" x 7' 4" (3.89m x 2.24m) With UPVC double glazed window to rear and side aspect, Velux window, door to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated slimline dishwasher, fridge and freezer, electric oven, gas hob with extractor hood over, spotlights.

First Floor

Landing

With UPVC double glazed feature window to side, doors to;

Bedroom One



11' 10" x 11' 7" (3.61m x 3.53m) With UPVC double glazed feature bay window to front aspect, radiator.

Property Details.

Bedroom Two



11' 11" x 10' 7" (3.63m x 3.23m) With UPVC double glazed window to rear aspect overlooking garden, radiator.

Bedroom Three



8' 7" x 6' 5" (2.62m x 1.96m) With UPVC double glazed window to front aspect, radiator.

Bathroom



A four piece bathroom suite with UPVC double glazed obscure window to rear, heated towel rail, wash hand basin, panelled bath with tiled splashback, enclosed shower cubicle, close coupled WC.

Outside

Garden



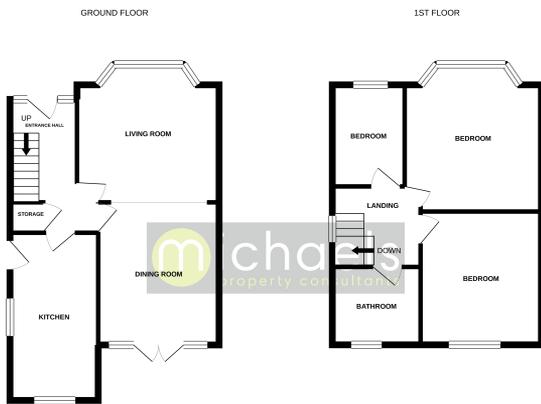
Outside, the rear garden approaches 100ft in length and offers a variety of different spaces to entertain and dine. Directly to the rear of the property there is a large decking which leads to lawn and for those keen on gardening an allotment area can be found to the end of the garden.

Front Of The Property

To the front, the property comes with a block paved driveway which provides off road parking for two cars.

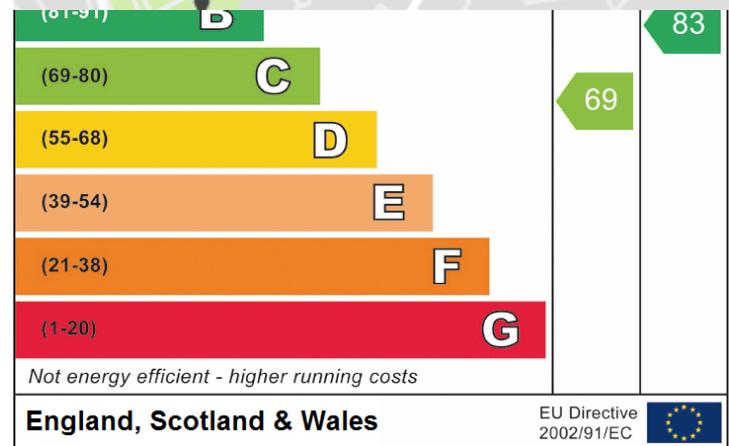
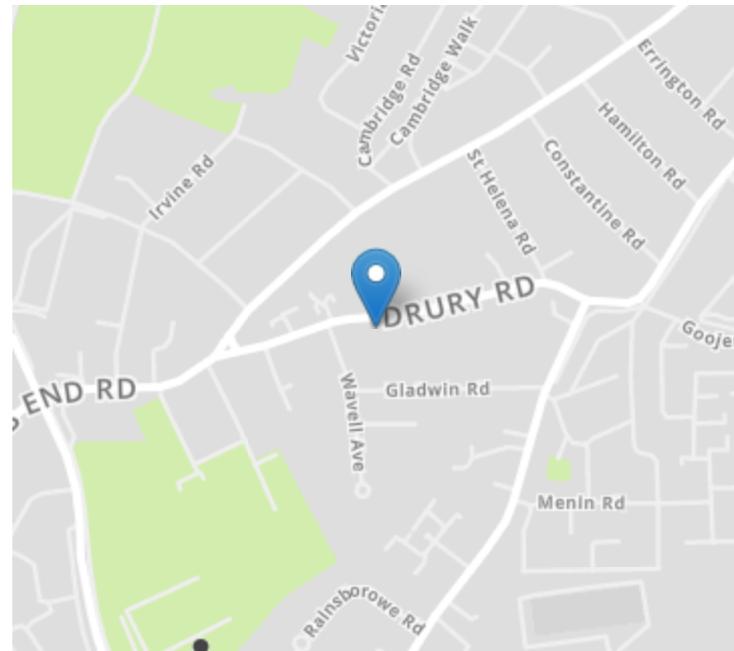
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings should always be taken prior to any purchase and are recommended to assist in the final decision on this matter. The floorplan for this property is provided as a guide only and should not be relied upon for any purpose other than that intended. For more information please contact the agent or the company. Michael's Property Consultants Ltd. 2021

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.