



- Walking Distance To North Station And The General Hospital
- Town House Offering Flexible Accommodation
- Allocated Parking & Further On Street Parking Available
- Spacious Living Room/Dining Area
- Prime North Colchester Position & Close To Colchester's Northern Gateway
- No Onward Chain
- En Suite To Master & Family Bathroom
- Close Proximity To A12 & General Hospital

**36 Bradford Drive, Colchester, Essex.
CO4 5ZA.**

** Guide Price £300,000 to £325,000 ** A well-presented and modern four-bedroom house ideally located for convenient access to Colchester North Station, City Centre, and General Hospital. This charming property offers a comfortable and spacious living space, perfect for families or professionals seeking a contemporary lifestyle in a sought-after location. Upon entering into the property you are greeted into the hallway which then leads into a welcoming living room/dining area, completed with storage and comforting living space. Completing the ground floor is a conventional kitchen/utility area and ground floor cloakroom. To the first floor offers two well portioned bedrooms and a bathroom suite, with stairs from the landing leading to the second floor, providing a master bedroom with an En suite and further bedroom.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, stairs to first floor, door leading to:

Living Room/Dining Area



16' 8" x 13' 6" (5.08m x 4.11m) UPVC window to front aspect, radiator, door leading to:

Kitchen



9' 8" x 6' 2" (2.95m x 1.88m) Range of base and eye level units, electric fan assisted oven with gas four ring hob, space for washing machine and fridge/freezer, UPVC window to front aspect, radiator.

Cloakroom

Vanity wash basin, low level W.C, radiator.

First Floor

Landing

UPVC window to front aspect, radiator, door leading to:

Bedroom Two



14' 0" x 7' 6" (4.27m x 2.29m) UPVC window to rear aspect, radiator.

Bathroom



7' 2" x 5' 7" (2.18m x 1.70m) Low level W.C, panelled bath with shower attached, radiator, vanity wash basin.

Bedroom Four



9' 5" x 7' 2" (2.87m x 2.18m) UPVC window to front aspect, radiator.

Property Details.

Second Floor

Landing

Access to loft hatch, radiator, door to:

Bedroom One



11' 5" x 10' 2" (3.48m x 3.10m) Inset storage cupboard, radiator, UPVC windows to front aspect.

En Suite

6' 5" x 5' 9" (1.96m x 1.75m) Shower cubicle, vanity wash unit, low level W.C, radiator.

Bedroom Three



13' 6" x 6' 8" (4.11m x 2.03m) UPVC window to rear aspect, radiator.

Outside

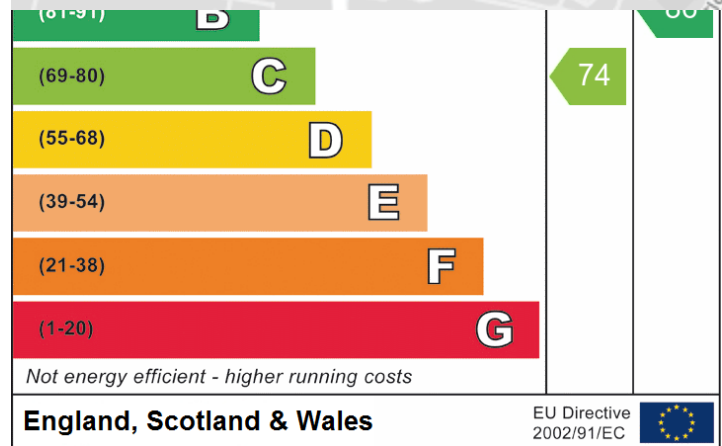
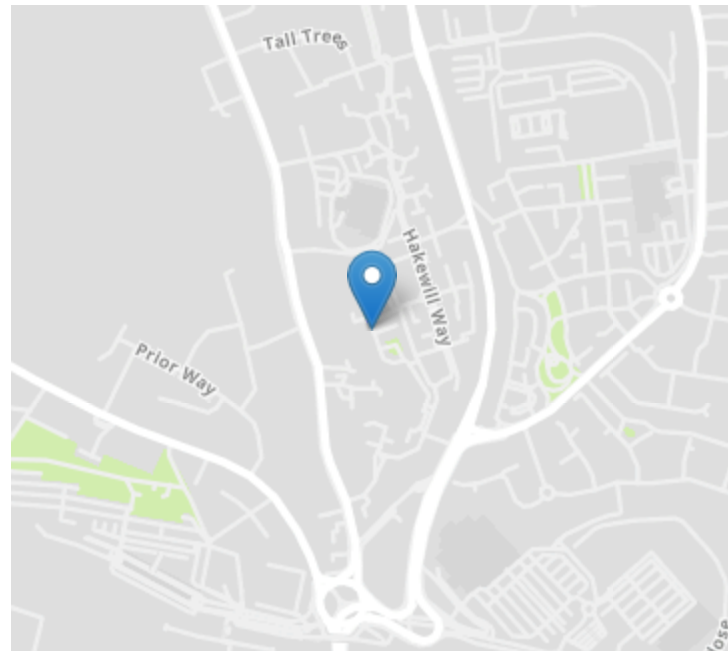


To the rear of the property offers a low maintenance style garden surrounded by panel fencing and mainly laid to lawn with patio. Externally the property offers an allocated parking space which is accessed through the side and found at the rear along with further on street parking to the front.

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.