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- Open Plan Kitchen/Dining/Family Room
- Contemporary Accommodation Over Three Floors
- A Well Maintained Semi-Detached Town House
- Within Walking Distance To Colchester City Centre, Station & Amenities
- Three Bathrooms With En Suite To The Master
- Parking & Garage
- Versatile Accommodation Across Three Floors
- Well Presented And Maintained Throughout

**14 Roberts Road, Colchester, Colchester, Essex. CO2 7FW.**

**\*\* Guide Price £400,000 to £425,000 \*\*** Situated within a stones throw from Colchester's City Centre and Train Station is this stunning three/four bedroom contemporary town house offering an abundance of living accommodation over three floors. Located within this popular development providing superb access to a variety of good local amenities, this spacious home would be ideal for the growing family.



Call to view 01206 576999



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# Property Details.

## Ground Floor

### Entrance Hallway

With tiled flooring, radiator, stairs rising to first floor, two windows to side, doors to;

### Cloakroom

With close coupled WC, wash hand basin, radiator, tiled floor.

## Open Plan Kitchen/Dining/Family Area

### Kitchen



12' 9" x 8' 3" (3.89m x 2.51m) With window to front, tiled flooring, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven and gas hob, space for dishwasher and washing machine, space for fridge/freezer, open to;

### Family/Dining Area



18' 3" x 15' 1" (5.56m x 4.60m) With Bay window to side, window to rear, French doors to garden, tiled floor, radiator.

## First Floor

### Landing

With doors to;

### Living Room



15' 1" x 12' 1" (4.60m x 3.68m) With two windows to front and side, radiator, TV point.

### Bedroom One



17' 9" x 11' 5" (5.41m x 3.48m) With bay window to side, two windows to rear, radiator.

# Property Details.

## Family Bathroom



With tiled floor, wash hand basin, close coupled WC, panelled bath with shower attachment and part tiled walls.

## Shower Room



With radiator, wash hand basin, close coupled WC, shower cubicle.

## Second Floor

### Landing

With doors to;

### Bedroom Two



15' 1" x 12' 1" (4.60m x 3.68m) With window to front, two windows to side, radiator.

### Bedroom Three

15' 1" x 11' 6" (4.60m x 3.51m) With two windows to rear and window to side, radiator.

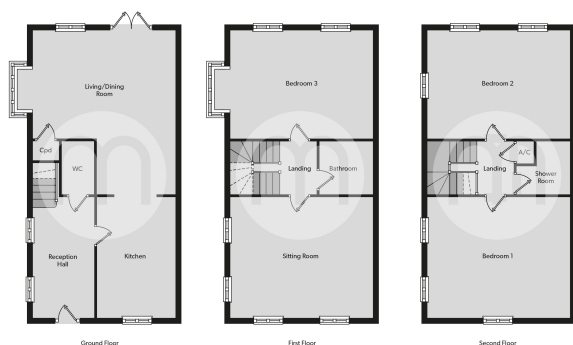
## Outside



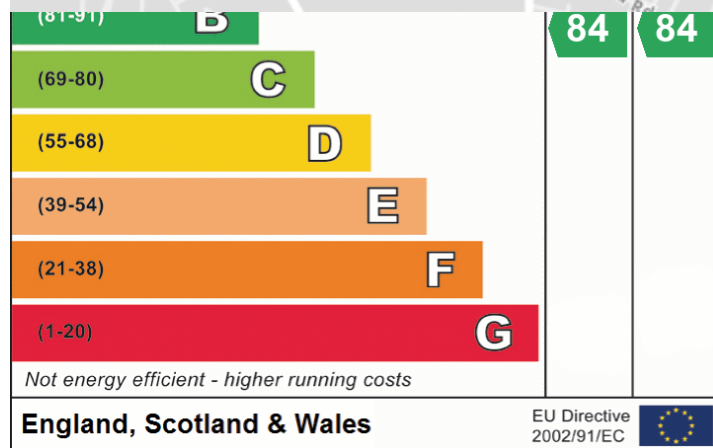
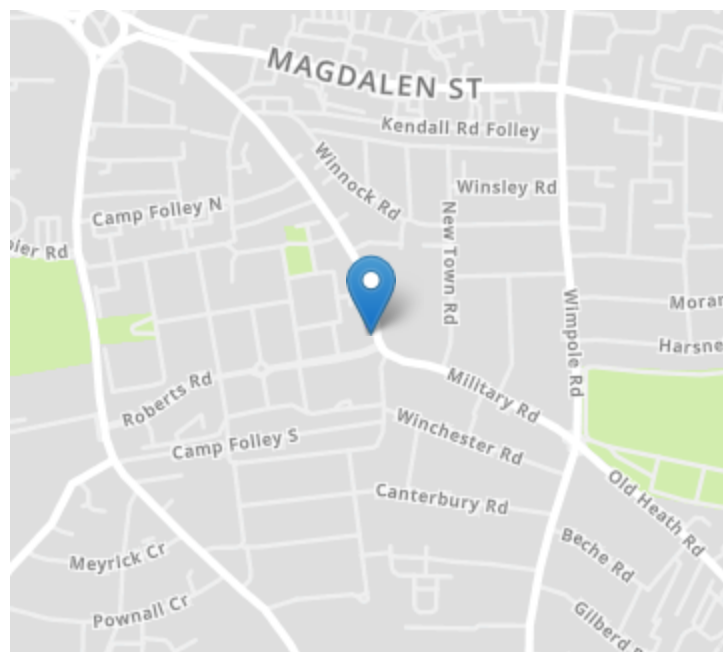
The property benefits from a good sized rear garden that is enclosed by panelled fencing and brick walling with gated rear access. The garden offers a great space for outdoor dining and entertaining. Further to the rear the property offers parking and a garage.

# 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.