



2 Sheridan Walk, Colchester, Essex. CO3 4HB

GUIDE PRICE £300,000
Freehold

PROPERTY DESCRIPTION

GUIDE PRICE £300,000 TO £325,000

Situated to the west of Colchester in the sought after area of Poet's Corner, is this three bedroom semi detached family home with garage and off road parking. Location here is ideal for a number of reasons including access to popular local schooling including Home Farm Primary School which is currently rated outstanding by Ofsted, local bus routes and amenities are also close by.

The well presented accommodation comprises of; entrance hall leading to lounge, dining room with feature fireplace, fitted kitchen with a range of eye and base level units, work surfaces incorporating breakfast bar, room for appliances and door leading to the rear garden.

To the first floor are three well proportioned bedrooms, including fitted wardrobes in the principal bedroom and a modern fitted family bathroom.

Externally the property benefits from a detached garage and allocated parking as well as an enclosed rear garden commencing with patio area and the remainder being laid to lawn.

ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Lounge

3.45m x 3.35m (11' 4" x 11')

Dining Room

3.07m x 3.02m (10' 1" x 9' 11")

Kitchen

3.84m x 2.97m (12' 7" x 9' 9")

Landing

Principal Bedroom

3.12m x 2.77m (10' 3" x 9' 1")

Second Bedroom

3.12m x 3.00m (10' 3" x 9' 10")

Third Bedroom

2.08m x 1.90m (6' 10" x 6' 3")

Family Bathroom

Disclaimer

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Agents Note

Council Tax Band: C

GROUND FLOOR



1ST FLOOR

