



- GUIDE PRICE £325,000 - £350,000
- Stunning Box Bay Fronted Semi-Detached House
- Open Plan Kitchen/Dining/Family Space With Bi-Folding Doors To The Rear
- Fitted Kitchen With High Quality Neff Appliances
- Generous Rear Garden With Summer House Or Home Office
- Driveway Providing Off Road Parking For Several Cars

**170 Old Heath Road, Colchester, Essex.
CO2 8AQ.**

GUIDE PRICE £325,000 - £350,000 Offered to the market in pristine condition is this extended and much improved 'Double Box Bay Fronted' semi-detached house, located in the highly sought after area of Old Heath with excellent access to Colchester Town Centre and a short drive from coastal villages of Rowhedge and Mersea. Having undergone recent improvements this spacious home offers generous living accommodation with high quality fitments throughout. The internal ground floor accommodation consists of an entrance hall which leads to the living room (currently used as bedroom four), the downstairs utility room and shower room.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, storage cupboard under, door to;

Living Room/Bedroom Four



12' 0" x 11' 1" (3.66m x 3.38m) With feature Box bay double glazed window to front, radiator, spotlights, feature fireplace.

Sitting Room



12' 6" x 11' 1" (3.81m x 3.38m) With wood floor, radiator, spotlights, TV point, open to;

Kitchen/Diner



16' 8" x 9' 6" (5.08m x 2.90m) With Bi-folding doors to rear, double glazed window to rear, two skylight windows, a range of matching contemporary fitted units with wood worktops and inset sink and drainer, high quality NEFF appliances to include; electric oven and induction hob and extractor, space for fridge/freezer, space for dining table and chairs, plinth lighting, tiled flooring, spotlights.

Shower Room & Utility Area



8' 8" x 6' 5" (2.64m x 1.96m) With double glazed obscure window to side, double shower cubicle, close coupled WC, butler sink with mixer tap over, heated towel rail, wall and base level units, space for washing machine and tumble dryer.

First Floor

Landing

With double glazed window to side, storage cupboard, doors to;

Property Details.

Bedroom One



13' 2" x 11' 1" (4.01m x 3.38m) With double glazed box bay window to front, radiator, spotlights.

Bedroom Two



12' 9" x 11' 3" (3.89m x 3.43m) With double glazed window to rear, radiator, built in sliding wardrobes.

Bedroom Three

7' 2" x 6' 6" (2.18m x 1.98m) With double glazed window to front, radiator.

Family Bathroom



With double glazed obscure window to rear, close coupled WC, wash hand basin, panelled bath with mixer tap and shower over, tiled walls, wood laminate flooring.

Outside

Rear Garden



A good sized rear garden mainly laid to lawn with panelled fencing forming the boundaries, a large decking area located to the rear of the property and accessed via the bi-folding doors, garden shed to remain and large summer house.

Summer House

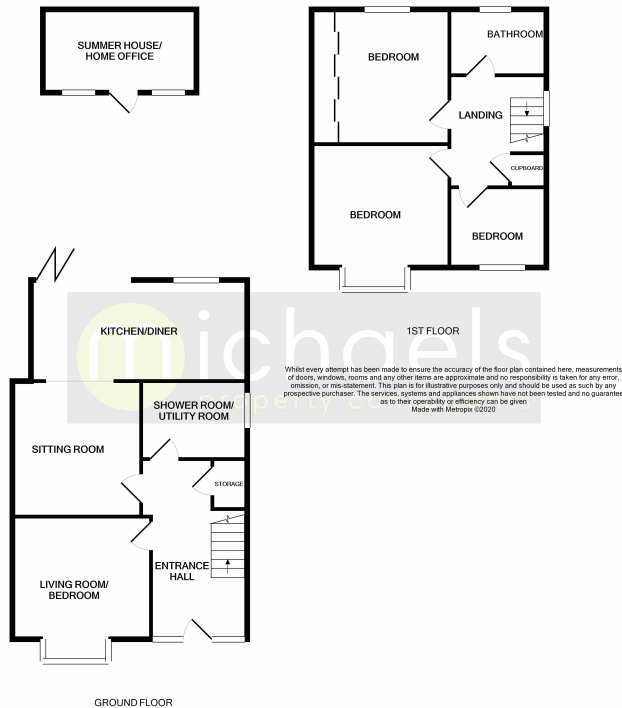
With two UPVC windows to front and single door, offering a great space and could be converted to a home office or studio space.

Front Of Property

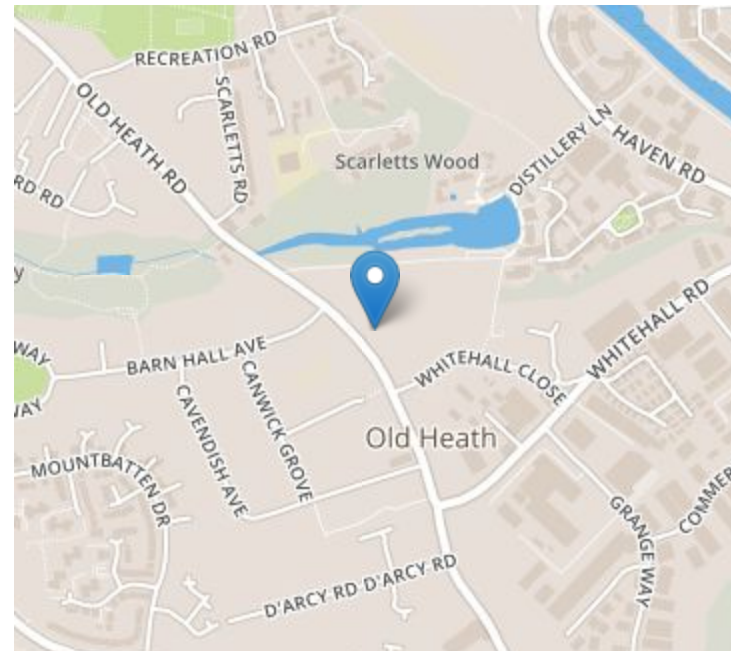
A block paved driveway providing ample off road parking.

Property Details.

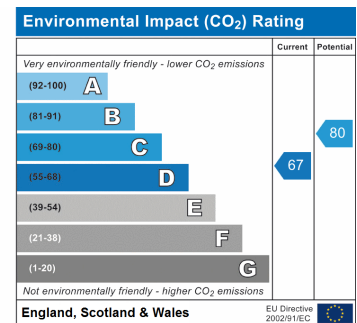
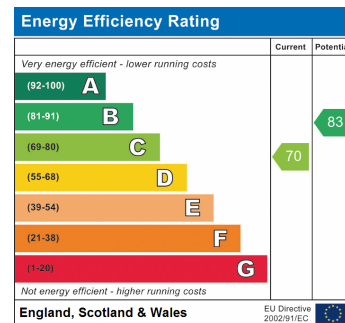
Floorplans



Location



Energy Ratings



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.