



- Three Bedroom Semi-Detached Home
- Close To An Array Of Amenities, Shops & Transport Links
- 'New Town' District Of Colchester City Centre
- Large & Inviting Reception Room
- Galley Style Kitchen With Space For Appliances
- Ground Floor Shower Room
- Three Generous Bedrooms
- Private & Enclosed Spacious Rear Garden
- Offered With No Onward Chain!
- Viewings Welcomed!

71 Canterbury Road, Colchester, Essex. CO2 7RX.

Situated in the heart 'New Town' and moments from Colchester's historic and vibrant city centre, sits this three bedroom semi-detached period, family home. Offering generous reception and bedroom space throughout, whilst also offering a large footprint of which could be improved and updated by its next owner. A stones throw from an array of; amenities, shops, restaurants, bars and transport links, it presents itself as the ideal family home or property for working professionals. Completed with the added benefit of no onward chain.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, door and access to:

Open Plan Living/Dining Room



23' 4" x 9' 8" (7.11m x 2.95m) Window to front and rear aspect, communication points, radiator x2, door and access to:

Kitchen



15' 4" x 7' 8" (4.67m x 2.34m) A galley style kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, inset four ring gas hob with extractor fan over, under-counter space for washing machine, space for fridge-freezer, wall mounted gas boiler, inset sink, drainer and tap over, window to side aspect, door and access to

Rear Lobby

Door to side aspect, door to:

Shower Room



7' 9" x 7' 7" (2.36m x 2.31m) Window to rear aspect, tiled walls and floor, radiator, wash hand basin, double width walk in shower cubicle, W.C

First Floor

First Floor Landing

Stairs to ground floor, doors and access to:

Property Details.

Master Bedroom



13' 2" x 11' 4" (4.01m x 3.45m) Window to front aspect, radiator

Bedroom Two



12' 2" x 8' 6" (3.71m x 2.59m) Window to rear aspect, radiator

Bedroom Three



12' 1" x 7' 8" (3.68m x 2.34m) Window to rear aspect, radiator

Outside & Garden



Outside, a large, private and enclosed rear garden awaits. The garden commences with an expansive patio area, the ideal place for outdoor seating and dining furniture. A paved pathway leads to the rear of the garden, with a further section predominately laid to lawn. An array of mature shrubs, hedges and plants are featured throughout, whilst boundaries are formed by panel fencing. A garden shed is offered for additional storage and convenience. Secure side access is offered, via timber double gates. Parking is available on road.

Additional Information

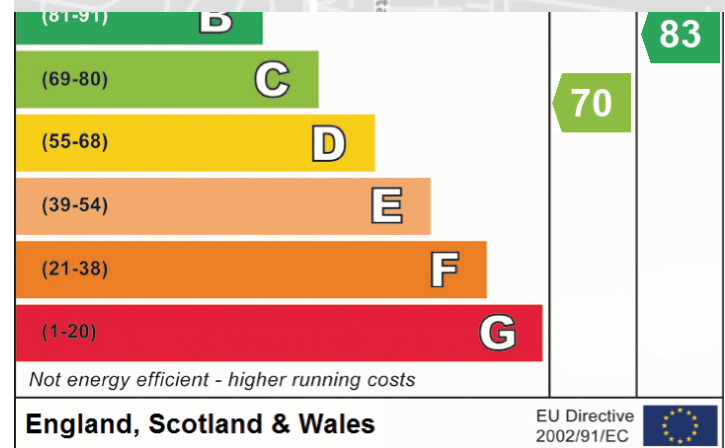
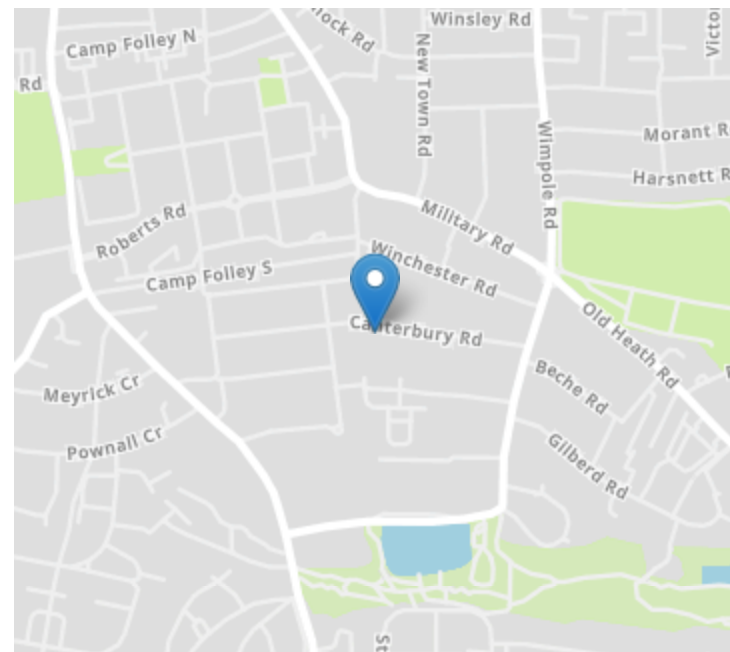
EPC awaited.

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.