



- Recently Re-Furnished To A High Standard
- New UPVC Doors & Windows Throughout
- New Gas Central Heating Throughout
- Three Generous Bedrooms
- Ground Floor Bathroom & WC
- 20ft Kitchen/Diner
- Private Garden, Garage & Off Road Parking

**36 Hazelton Road, Colchester, Essex.
CO4 3DT.**

Offered to the market with no onward chain is this superbly refurbished three bedroom semi-detached house located in the highly desirable area of 'Parsons Heath' with excellent access to good local schools and a variety of amenities.

Presented to the market in 'move in ready' condition this exceptional home would make an ideal family home or a great first time buy. Offering three generous bedrooms, a 20ft kitchen/diner with French doors to the rear garden, generous lounge, re-furnished family bathroom and cloakroom, a good sized private rear garden and a detached garage.



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor, doors to;

WC

With window to side, heated towel rail, close coupled WC.

Family Bathroom



With obscure UPVC double glazed window to front, heated towel rail, panelled bath with shower screen and rainfall shower over, part tiled walls.

Lounge



11' 11" x 11' 3" (3.63m x 3.43m) With UPVC double glazed window to front, radiator.

Kitchen/Diner



20' 08" x 11' 2" (6.30m x 3.40m) With UPVC double glazed window to side and rear, French doors to rear, radiator, contemporary matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashback, space for washing machine and dishwasher, space for fridge/freezer, built in storage cupboard.

First Floor

Landing

With UPVC double glazed window to rear, cupboard housing boiler, doors to;

Bedroom One



12' 8" x 12' 0" (3.86m x 3.66m) With UPVC double glazed window to front, radiator.

Property Details.

Bedroom Two



14' 4" x 8' 11" (4.37m x 2.72m) With UPVC double glazed window to rear, radiator.

Bedroom Three



9' 6" x 8' 4" (2.90m x 2.54m) With UPVC window to front, radiator.

Outside

Rear Garden



A generous rear garden enclosed by fencing with gated side access.

Garage

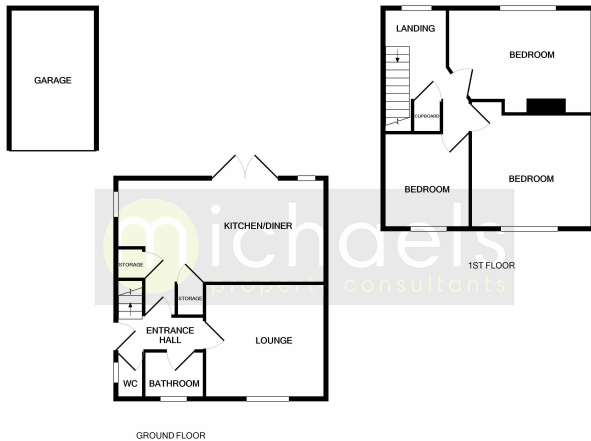
With up and over door to front.

Driveway

Hard standing in front of garage providing off road parking.

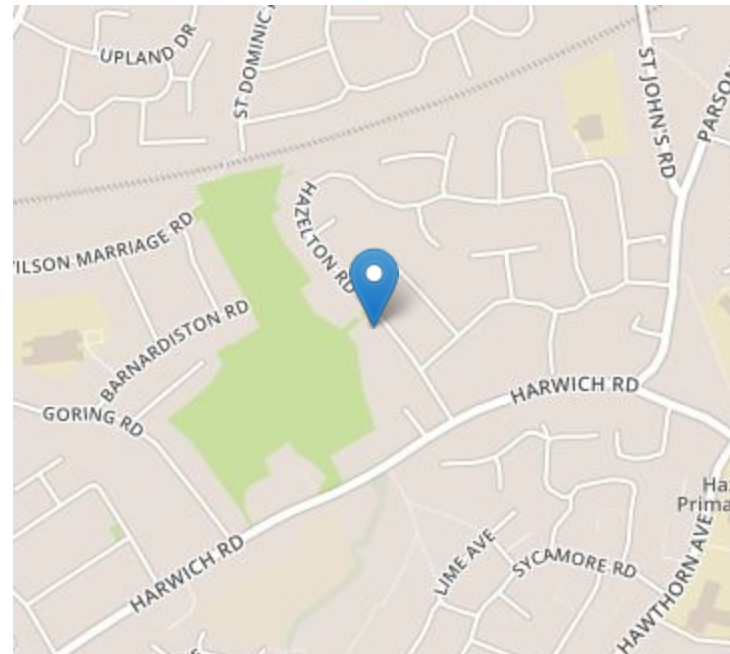
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.