



- Three/Four Bedroom Semi-Detached Family Home
- Extended & Improved
- Sought After Myland District, Prime North Colchester Position
- Gilbert Secondary School Catchment - 'Outstanding' By Ofsted
- Warm & Inviting Reception Room
- Modern Kitchen
- Open Plan Snug/Dining Room
- En-Suite & Family Bathroom
- Well-Manicured Enclosed Rear Garden
- Off Road Parking & Benefit Of A Garage

## 71 Titus Way, Colchester, Colchester, Essex. CO4 5GB.

**\*\*Guide Price £375,000 - £400,000\*\*** Situated in the highly sought-after Myland district to the North of Colchester, this spacious and superbly presented three/four bedroom semi-detached family home offers exceptional accommodation in a prime location. Ideally positioned within close proximity to Colchester General Hospital, the A12, and North Station, the property also falls within the catchment of the Ofsted-rated 'Outstanding' Gilbert Secondary School.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

Entrance Hall

Cloakroom

Living Room



12' 2" x 17' 0" (3.71m x 5.18m)

Snug



14' 7" x 12' 5" (4.45m x 3.78m)

Dining Area



8' 7" x 11' 4" (2.62m x 3.45m)

Kitchen



7' 6" x 10' 7" (2.29m x 3.23m)

## First Floor

Landing

Master Bedroom



10' 6" x 8' 9" (3.20m x 2.67m)



# Property Details.

## En-Suite Shower Room



## Bedroom Two



12' 10" x 8' 9" (3.91m x 2.67m)

## Bedroom Three



10' 6" x 6' 11" (3.20m x 2.11m)

## Dressing Room/Bedroom Four

6' 9" x 12' 2" (2.06m x 3.71m)

## Bathroom



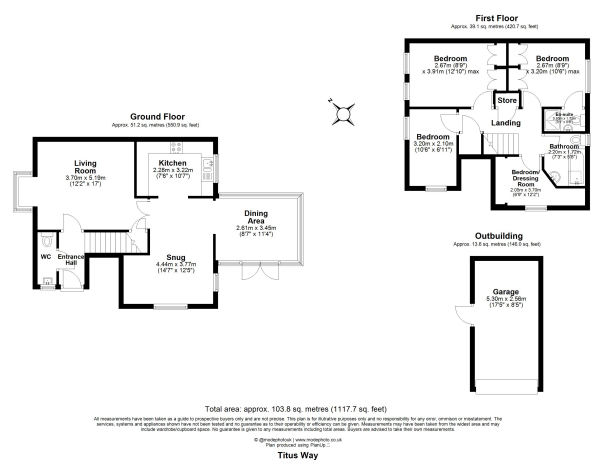
## Outside

## Garden

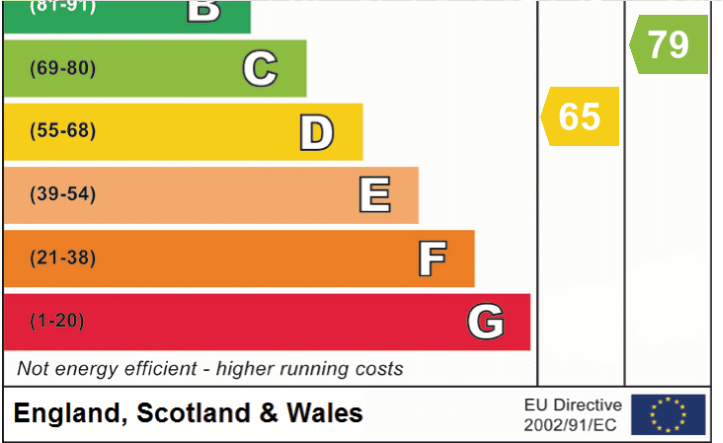
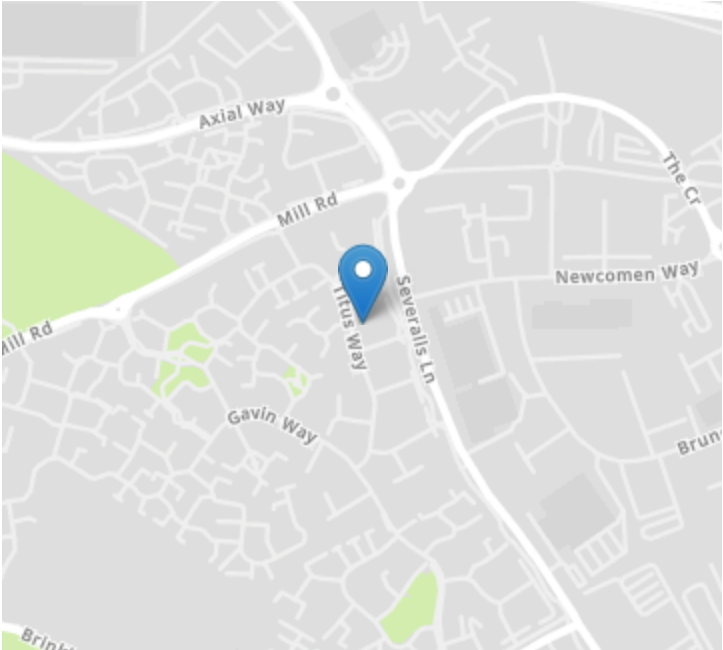


# Property Details.

## 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.