



- Three Bedroom End Of Terraced Home
- South East Colchester, Old Heath District - Close To Amenities
- Generous Gardens & Off Road Parking
- Two Double Bedrooms & Third Single Bedroom
- Two Reception Rooms
- Fitted Kitchen & Seperate Utility Room
- Conservatory
- Early Viewings Advised To Avoid Disappointment
- Served On An Excellent Bus Route To Colchester's Town Centre
- Tastefully Decorated & Finished Throughout

**25 Canwick Grove, Colchester, Colchester, Essex. CO4 5TZ.**

An excellent opportunity has arisen to purchase this deceptively spacious three bedroom end of terrace home, occupying a favourable position to the South-East of Colchester, in the ever popular Old Heath district. The property has recently undergone a small programme of refurbishment throughout, featuring wall panelling throughout, upgraded kitchen units, new wood effect laminate flooring, new carpets and Brand new French doors into the conservatory. Highlights of this home include a reception room, separate dining room, fitted kitchen & the added benefit of a utility area & conservatory. The first floor accommodation houses two double bedrooms and further single bedroom. The family bathroom suite is also positioned on the first floor. This sizeable home is complimented with generous gardens and off road parking.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC door and windows to front aspect, stairs to first floor, further door to:

### Reception Room



13' 7" x 11' 8" (4.14m x 3.56m) UPVC window to front aspect, radiator, communication points, wood effect laminate flooring, further door to:

### Kitchen



Range of fitted base and eye level units with work surfaces over, storage cupboards throughout, UPVC window to front and rear aspect, inset stainless steel sink/drainers and taps over, inset four ring electric hob with extractor hood cover, pantry cupboard, further doors to:

### Utility Room

Inset sink/drainers, tiled flooring, work surfaces, partly tiled walls, UPVC window to rear aspect, side passage providing a ground floor W.C and storage cupboard, further door to:

### Conservatory



7' 7" x 7' 6" (2.31m x 2.29m) UPVC door to garden, UPVC windows to rear and side aspect

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

### Principle Bedroom



13' 7" x 11' 9" (4.14m x 3.58m) UPVC window to front aspect, original feature fire place, radiator

# Property Details.

## Bedroom Two



10' 9" x 7' 9" (3.28m x 2.36m) UPVC window to rear aspect, radiator.

## Bedroom Three



7' 9" x 6' 7" (2.36m x 2.01m) UPVC window to rear aspect, radiator

## Family Bathroom



11' 4" x 5' 0" (3.45m x 1.52m) Family bathroom suite comprising of a chrome wall mounted heated towel rail, low level W.C, vanity wash basin, UPVC obscured window to rear, aspect, extractor fan.

## Outside, Garden & Parking

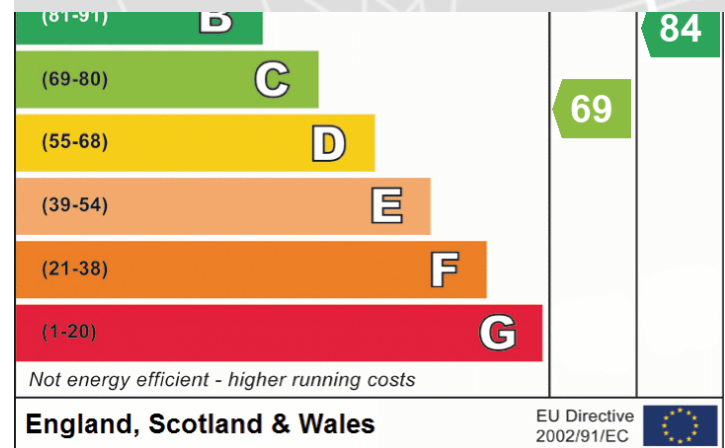


The property occupies a favourable plot, with a substantial rear garden. The garden commences with a patio area, with a further section of the garden laid to lawn. There is an array of mature trees, hedge, shrubs and plants throughout. There is also the added benefit of two garden sheds. The boundaries are formed by panel fencing. Off road parking can be found at the front of the property and further parking is easily accessible on road, without restrictions.

# 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.