



**27 Harsnett Road, Colchester, Essex.
CO1 2HS.**

Privileged with the instructions to market this stunning 'Box Bay Fronted' Victorian semi-detached home located on this idyllic tree lined road in the popular 'New Town' district of Colchester. Set within a short 10-15 minute walk from Colchester's town centre and train station with its mainline links to London Liverpool Street, as well as nearby schools, shops and a wide variety of local amenities. Presented to the market in pristine condition with a wealth of charm and character throughout this charming home would be ideal for a professional couple looking for a period home within easy reach to the hustle and bustle of Colchester and excellent transport links.



- Guide Price £325,000 - £350,000
- A Stunning Bay Fronted Victorian Home
- Beautiful Original Features Throughout
- Three Double Bedrooms
- 28ft Lounge, Separate Dining Room & Snug
- Open Plan Kitchen/Breakfast Room
- Four Piece Bathroom And Cloakroom
- Mature Rear Garden

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With stained glassed single door to enter, radiator, solid wood flooring, stairs rising to the first floor landing and an under stairs storage cupboard, doors to;

WC

With wash hand basin and WC.

Lounge



28' 5" x 12' 9" (8.66m x 3.89m) With UPVC double glazed box bay window to front, two radiators, original open fireplace, solid wood flooring and a double door to the snug/reading room.

Snug/Reading Room

7' 0" x 5' 3" (2.13m x 1.60m) With UPVC double glazed window to rear, glass roof, radiator, solid wood flooring, open to;

Dining Room



11' 8" x 10' 1" (3.56m x 3.07m) With storage cupboard and door to;

Kitchen



10' 8" x 10' 1" (3.25m x 3.07m) With UPVC double glazed window to side, tiled floor, a range of matching units with square edge wooden worktops over, inset one and a half sink and drainer, gas range cooker, space for fridge/freezer and washing machine, open to;

Breakfast Room



9' 8" x 6' 7" (2.95m x 2.01m) With window to rear and side, double doors providing access to the rear garden, tiled floor, radiator.

First Floor

Landing

With loft access, built in storage and doors to;

Property Details.

Bedroom One



16' 3" x 13' 2" (4.95m x 4.01m) With UPVC double glazed box bay window to front, UPVC double glazed window, original feature fireplace, under stairs storage, solid wood flooring and stairs rising to the loft.

Bedroom Two



14' 9" x 11' 0" (4.50m x 3.35m) With UPVC double glazed window to rear, radiator, solid wood flooring.

Bedroom Three

10' 6" x 10' 2" (3.20m x 3.10m) With UPVC double window to rear, Obscure UPVC double glazed window to side, radiator.

Family Bathroom



With UPVC double glazed window to side, radiator, enclosed cistern WC, wash hand basin, panelled bath, corner shower cubicle.

Second Floor

Loft Room

16' 2" x 9' 9" (4.93m x 2.97m) With eaves storage and two velux windows to rear.

Outside

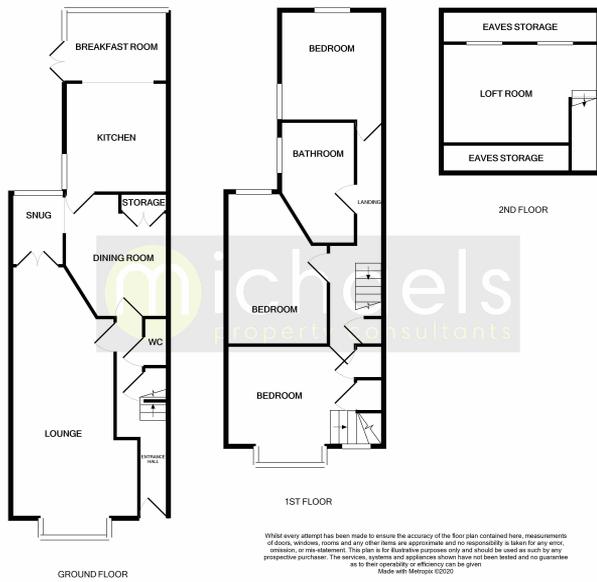
Rear Garden



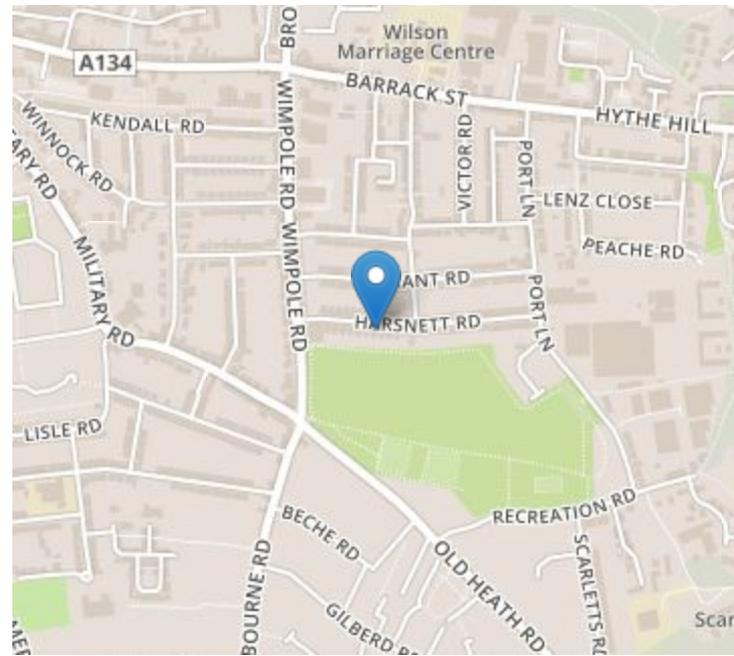
An established south facing rear garden enclosed by fencing with gated side access.

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.