



- Residing Favourably To The West Of Colchester
- Large & Inviting Reception Room
- Kitchen-Diner With Space For Appliances
- Downstairs Cloakroom
- Master Bedroom
- Two Further Single Bedrooms
- First Floor Family Bathroom
- Impressive & Large Rear Garden
- Off Road Parking Available On A Private Driveway To The Front
- Within Easy Access Of A Range Of Schooling & Amenities
- Offered To Market On A Chain Free Basis

37 Trafalgar Road, Colchester, Essex. CO3 9AS.

****Guide Price £260,000 - £270,000**** Residing favourably to the West of Colchester on the Lexden/Stamway boarder sits this three bedroom middle terrace, family home. Within walking distance of a range of favourable primary and secondary education options, as well as a short drive from the ever expanding Tollgate Retail Park, it provides a range of useful amenities within easy access. It is also well connected to London & Ipswich/Norwich, via the A12 corridor. All consider, it presents itself as the ideal family home.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, wood effect laminate flooring, stairs to first floor, door to:

Reception Room



12' 2" x 15' 2" (3.71m x 4.62m) Window to front aspect, radiator, under-stairs cupboard, communication points, door to:

Kitchen-Diner



15' 1" x 8' 9" (4.60m x 2.67m) Windows to rear aspect, tiled splashback, a range of base and eye level units with work surfaces over, inset sink, drainer and taps over, inset electric oven, hob and extractor fan over, space under-counter and to side for appliances, door to rear aspect (leading to rear garden), radiator, door and access to:

Cloakroom

Wash hand basin, W.C, wood effect laminate flooring, window to rear aspect

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard, loft access, doors and access to:

Master Bedroom



12' 3" x 9' 2" (3.73m x 2.79m) Window to rear aspect, radiator

Bedroom Two



10' 5" x 10' 1" (3.17m x 3.07m) Window to front aspect, radiator

Property Details.

Bedroom Three



8' 9" x 9' 7" (2.67m x 2.92m) Window to front aspect, radiator

Family Bathroom



Bathroom suite comprising of; wash hand basin, panel bath with screen and shower over, vinyl flooring, radiator, window to rear aspect

Outside, Garden & Parking



Outside, is the added luxury of a large and impressive rear garden, predominately laid to lawn and proves to be the ideal place for hosting in the summer and offers an excellent environment in which children can play in. A right of way provides access to the side, ideal for bicycles. Off road parking is available on a private driveway to the front of the house.

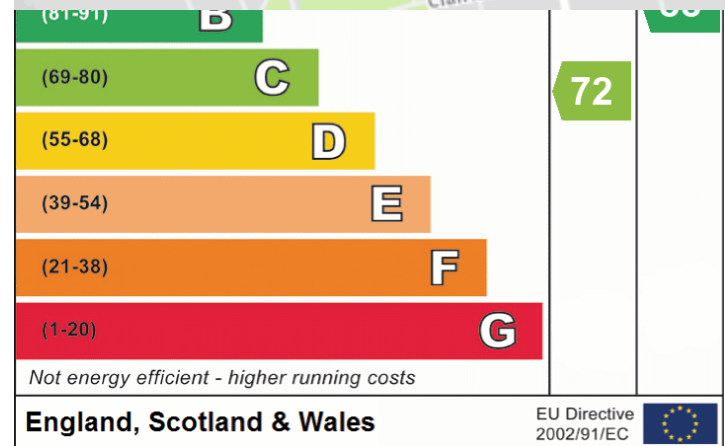
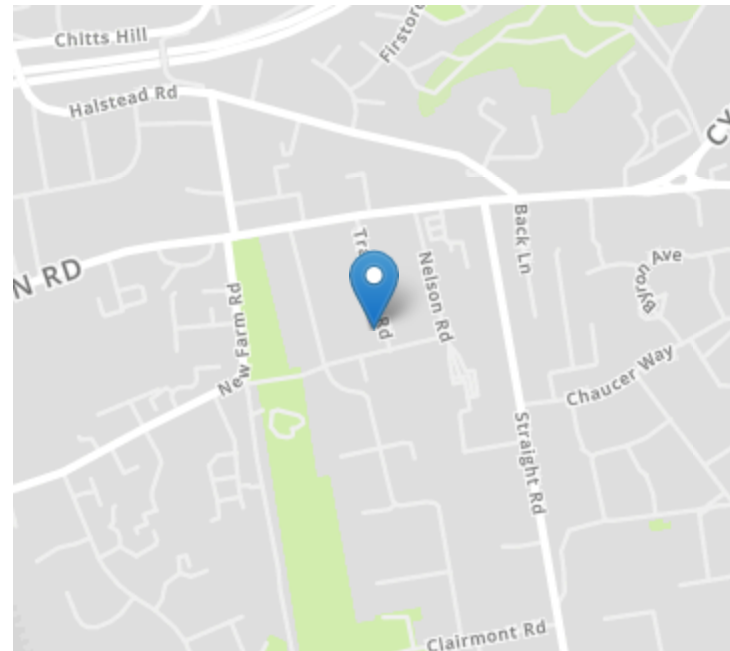
Property Details.

Floorplans



We have every effort to have made to ensure the accuracy of the floorplans contained here, measurements of plots, areas, volumes and distances for the purposes of the property details are given as a guide only. The actual, systems and appliances shown here are for information only and are not guaranteed to be the same as shown. All measurements are subject to change without notice.

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.