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property consultants

- Spacious Three/Four Bedroom Semi-Detached Home
- Close To Prettygate Shops, Amenities and Bus Links
- Ground Floor Shower Room & W.C.
- Versatile Ground Floor Bedroom 4/Study
- Well-Proportioned Reception Room
- Dining Room With Patio Doors To Rear Garden
- Fitted Kitchen With Space For Appliances
- Three Sizeable, First Floor Bedrooms
- Tiled En-Suite Bathroom To Master Bedroom
- Private & Enclosed Low Maintenance Rear Garden
- Off Road Parking & Garage

## 26 Munnings Road, Colchester, Essex. CO3 4QG.

Residing in the favourable district of Prettygate, West Colchester sits this excellent three/four bedroom semi-detached family home, offered to the market with the added advantage of no onward chain! Deceptively spacious and within easy reach of a range of useful amenities, schooling and transport links, it presents itself as the ideal home for the modern-day family. The property could benefit from light modernisation throughout but offers the perfect canvas in which to do so and improve upon. Complete with a private enclosed rear garden and off road parking.



Call to view 01206 576999



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# Property Details.

## Ground Floor

### Hallway

### Ground Floor Bathroom



### Bedroom Four/Study



10' 2" x 10' 3" (3.10m x 3.12m)

### Living Room



18' 4" x 10' 5" (5.59m x 3.17m)

### Dining Area



8' 2" x 8' 10" (2.49m x 2.69m)

### Kitchen



8' 2" x 10' 3" (2.49m x 3.12m)

# Property Details.

## First Floor

### Master Bedroom



11' 11" x 10' 5" (3.63m x 3.17m)

### En Suite Bathroom

### Bedroom Two



8' 2" x 10' 3" (2.49m x 3.12m)

### Bedroom Three



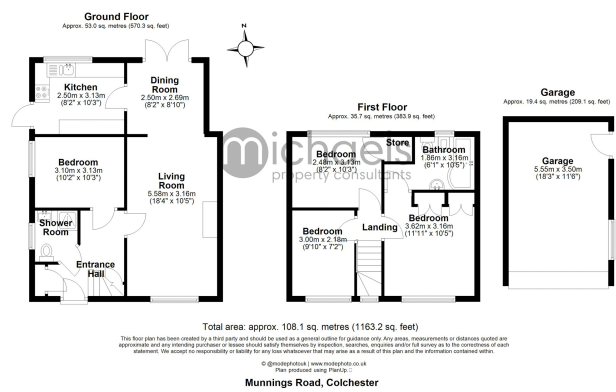
10' 2" x 10' 3" (3.10m x 3.12m)

### Rear Garden

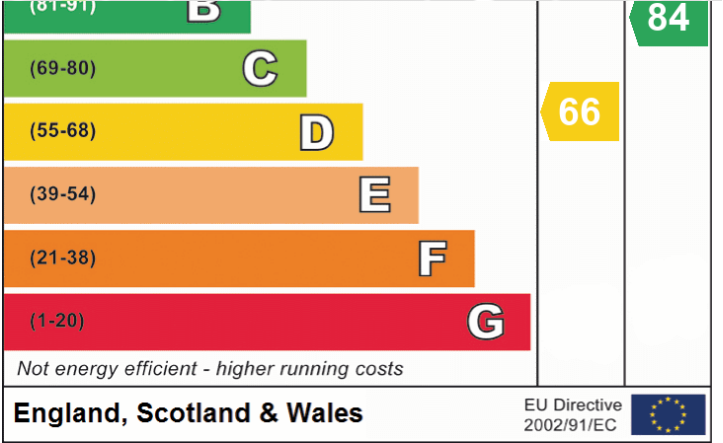
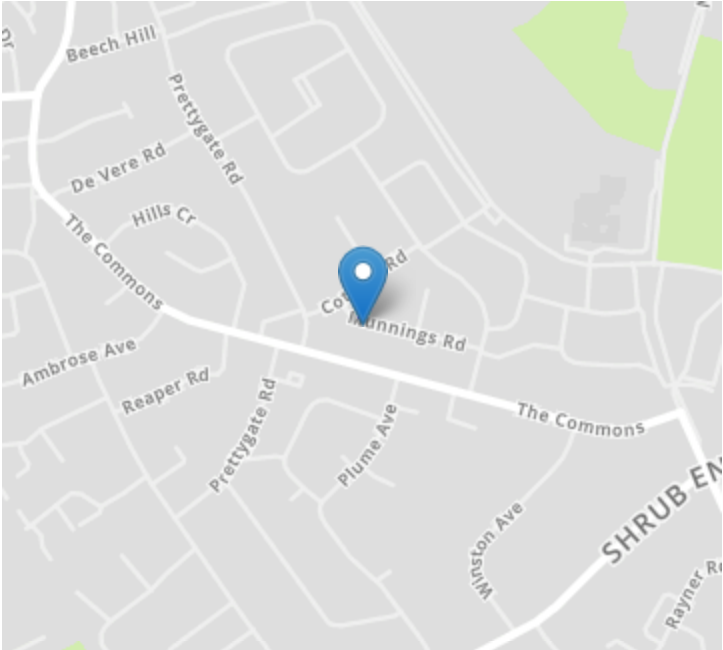


# Property Details.

## 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.

