



- Ideal First Time Purchase Or Investment
- A Spacious Two Bedroom Semi-Detached Family Home
- Generous Garden With The Added Benefit Of A Studio/Outbuilding
- Residing In A Prime North Colchester Position
- Occupying A Favourable & Substantial Plot
- Generous Reception Rooms
- Country Style Kitchen
- Ground Floor Bathroom

15 Parsons Heath, Colchester, Essex. CO4 3HS.

Residing to the North of Colchester's city centre and in the district of Parsons Heath, this deceptively spacious two-bedroom semi-detached family home which occupies an impress plot and attractive garden. Ideal for any working professional, first time buyer and small family, this home offers an abundance of key features throughout, including a spacious open plan living room/dining area, country style kitchen and two generous bedrooms. Served by an excellent bus network into the exciting city centre, as well as within walking distance to an array of local amenities, shops, schooling and doctors surgery, it makes for the ideal family home with scope for improvement.



Property Details.

Ground Floor

Entrance Porch

Main door leading into porch, then leading to:

Living Room/Dining Area



20'2" x 11'11" (6.15m x 3.63m) Wood effect laminate flooring, two radiators, UPVC dual aspect windows to front aspect, fireplace, understairs storage cupboard.

Kitchen



10'8" x 5'10" (3.25m x 1.78m). Tiled flooring butler sink, beech solid wood worktop, space for fridge/freezer and dual fuel oven with extractor over, radiator, space washing machine, space for dish washer, and door to:

Inner Lobby

Built in cupboards with wall mounted gas boiler and door to:

Bathroom



Obscured window to side aspect, hand wash hand basin, low level WC, panelled bath with wall mounted shower attachment, radiator, tiled floor and fully tiled.

Property Details.

First Floor

Bedroom One



10'9" x 10'7" (3.28m x 3.23m) Two built in wardrobes, radiator, UPVC window to front aspect.

Bedroom Two



9'11" x 9'2" (3.02m x 2.8m) UPVC window to rear aspect, radiator and built in cupboard.

Outside



Outside the property boasts a very impressive rear garden, enclosed by panel fencing and predominately laid to lawn with a studio/outbuilding to the rear, which was previously utilised as a dance studio.

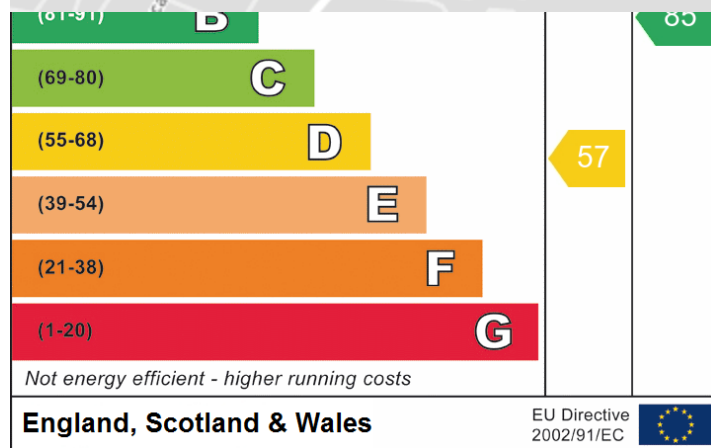
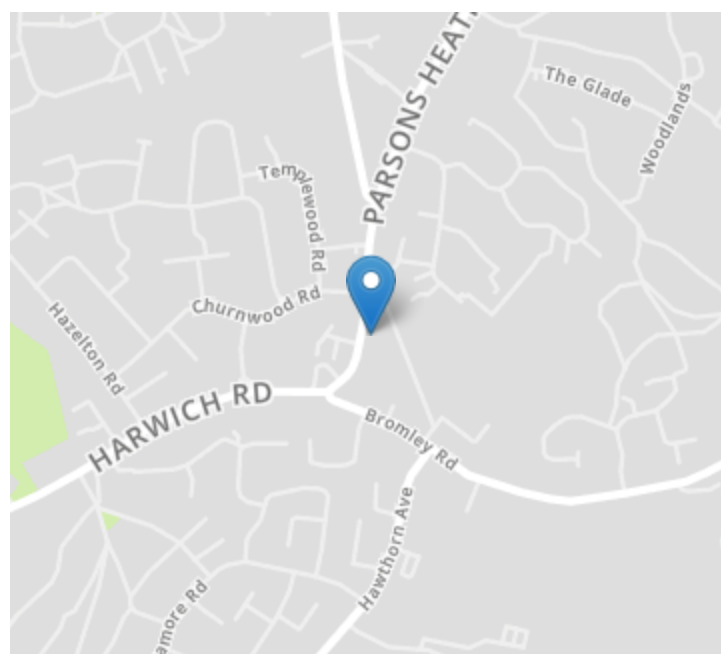
Studio/Outbuilding - 15'5" x 8 (4.7m x 8) French doors leading into studio which is fully powered with electric and lighting throughout. The studio is also fully insulated with windows to both sides. To the front front of the studio offers a veranda style seating area, ideal for outside dining.

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.