



**23 Hyderabad Close, Colchester, Essex.
CO2 7FZ.**

Presented to the market with no onward chain is this three bedroom end of terrace house located within this highly popular estate, positioned within close proximity to the Colchester Town Centre with its hustle and bustle offering a range of shops, restaurants and a Train Station with links to London Liverpool Street. Offered in good condition throughout this home is ideal for a young couple/family looking to have great amenities on the doorstep. Internal highlights include a downstairs cloakroom, fitted kitchen, open plan lounge/diner, three bedrooms with the main bedroom featuring an en-suite and a further family bathroom.

- Offered With No Onward Chain
- Three Bedrooms
- End Of Terrace House
- Open Plan Lounge/Diner
- Fitted Kitchen
- En-Suite And Family Bathroom
- Private Rear Garden
- Garage & Allocated Parking



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor, doors to;

WC

With UPVC obscure window to front, radiator, close coupled WC, wash hand basin.

Lounge/Diner



15' 10" x 14' 6" (4.83m x 4.42m) With UPVC window to side and rear, UPVC French doors providing access to rear garden, radiator, built in cupboard.

Kitchen



11' 1" x 8' 3" (3.38m x 2.51m) With UPVC window to side, a range of fitted matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built double oven and gas hob, integrated fridge/freezer and dishwasher, space and plumbing for washing machine.

First Floor

Landing

With doors to;

Bedroom One



10' 6" x 9' 4" (3.20m x 2.84m) With UPVC window to front, radiator, built in cupboard, door to;

En-Suite



With close coupled WC, wash hand basin, shower cubicle, extractor.

Property Details.

Bedroom Two



10' 4" x 9' 4" (3.15m x 2.84m) With UPVC window to rear, radiator.

Bedroom Three

7' 3" x 6' 8" (2.21m x 2.03m) With UPVC window to rear, radiator.

Family Bathroom



With UPVC obscure window to front, airing cupboard, close coupled WC, radiator, panelled bath, wash hand basin.

Outside

Rear Garden



A generous rear garden enclosed by panel fencing and brick walling with gated rear access.

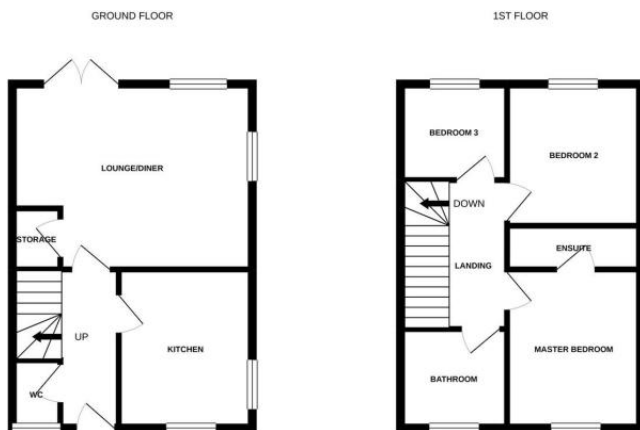
Garage & Parking



Allocated parking space and further visitors space available. (space no. 93) Further garage with up and over door to front.

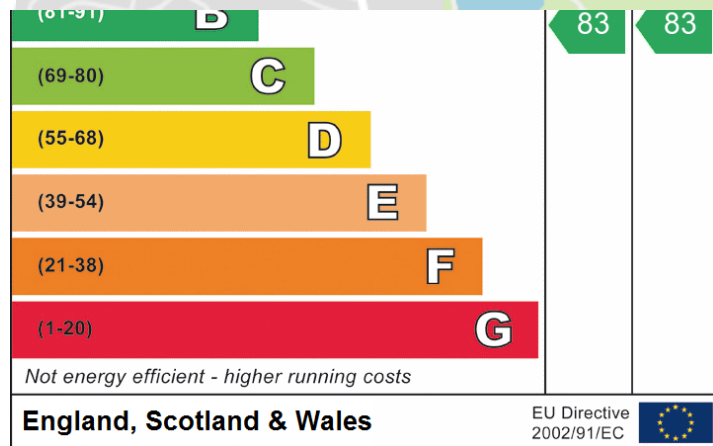
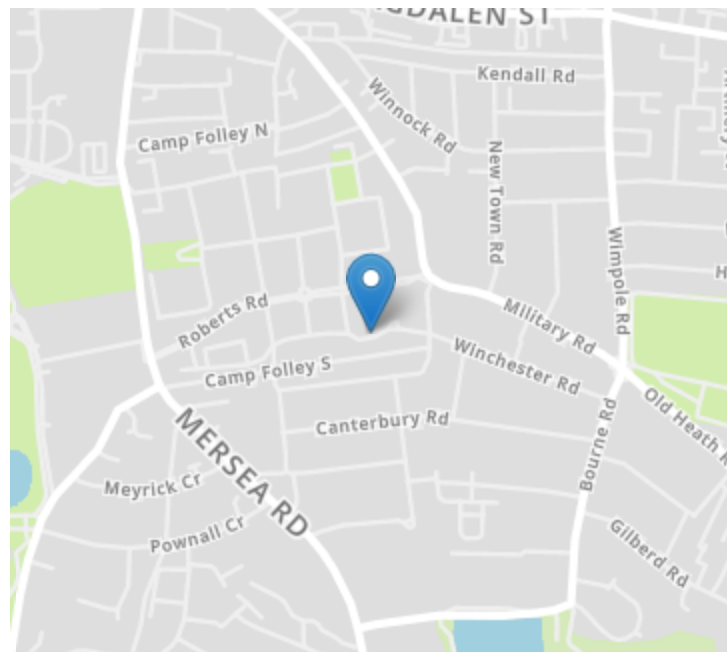
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, rooms and any other items are approximate and the responsibility to check for any error remains at the purchaser. This plan is for illustrative purposes only, and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been checked and no guarantee as to their condition or efficiency can be given. Sales with Viewings (2022)

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.