



- A Four Bedroom Semi-Detached Family Home
- Riverside Location - Close To City Centre
- Ground Floor Bedroom With En-Suite Shower Room
- Living/Dining Room
- High Gloss Kitchen With Space For Appliances
- Large Conservatory
- Three Well-Proportioned Bedrooms
- First Floor Bathroom
- Generous Private & Enclosed Rear Garden
- Garage & Off Road Parking

Call to view 01206 576999 

## 2 Hereford Road, Colchester, Essex. CO1 2RE.

Hereford Road, CO1 - A deceptively spacious four bedroom semi-detached home in a city centre location. \*\*Guide Price £350,000 - £375,000\*\* Situated within the sought-after Riverside area of Colchester, this property is positioned in the CO1 postcode and is just moments from Colchester city centre. The location offers a wealth of shops, bars, restaurants, and amenities, along with the picturesque Castle Park and historic Colchester Castle. Well-regarded primary schools are nearby, and there is an excellent bus network providing access to the mainline railway station. An ideal home for modern-day, expanding families.



# Property Details.

## Ground Floor

### Entance Hall

### Living Room



### Dining Room



### Kitchen



### Conservatory



### Ground Floor Bedroom



### En-Suite



### First Floor

### Landing

# Property Details.

## Master Bedroom



14' 4" x 10' 1" (4.37m x 3.07m)

## Bathroom



8' 4" x 6' 0" (2.54m x 1.83m)

## Bedroom Two



12' 11" x 8' 8" (3.94m x 2.64m)

## Outside

### Garage



20' 3" x 9' 10" (6.17m x 3.00m)

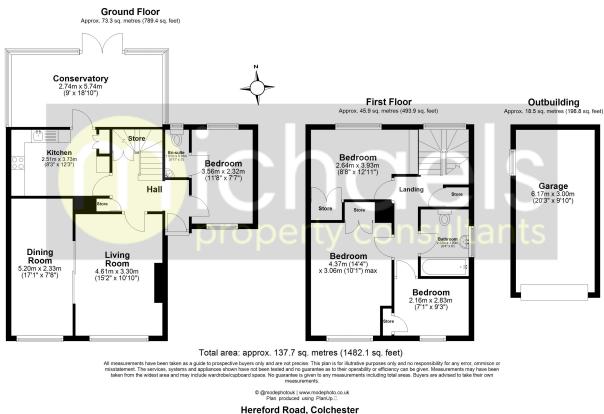
## Bedroom Three



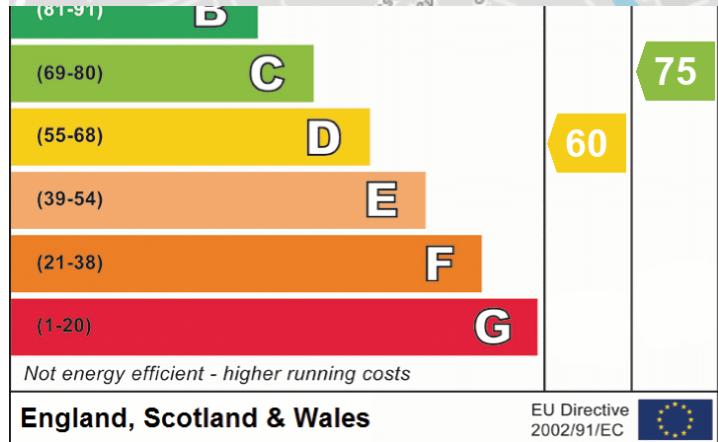
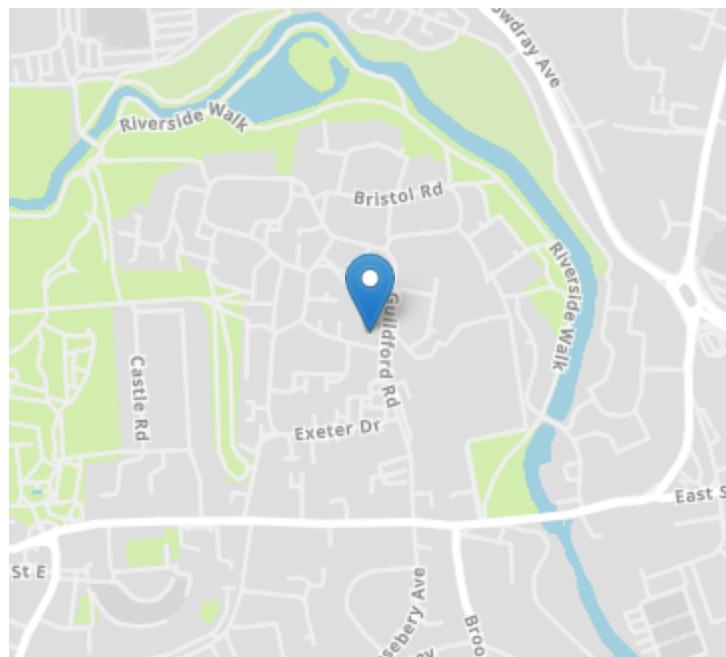
9' 3" x 7' 1" (2.82m x 2.16m)

# 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.