



- Chain Free Sale
- Sought After Position
- Lots Of Potential
- Generous Garden
- Off Road Parking
- Three Bedrooms

**58 London Road, Copford, Colchester, Essex. CO6 1BJ.**

**\*\* Guide Price £350,000 - £375,000\*\*** A rare opportunity to purchase this older style bay fronted home in the sought after village of Copford just West of Colchester. Being offered chain free and offering plenty of potential for new owners to put their own stamp on and make use of the incredible and generous rear garden. Highlights include: Entrance hall, dining room open plan to living room with bay window, kitchen, rear lobby, modern shower room, three first floor bedrooms, off road parking and of course the wonderful garden.



# Property Details.

## Ground Floor

### Entrance Hall

Radiator, stairs to first floor, door to:

### Dining Room



13' 3" x 11' 7" (4.04m x 3.53m) Upvc glazed door to rear, radiator, understairs recess, door to kitchen and twin folding doors to:

### Living Room



12' 2" x 12' 2" (3.71m x 3.71m) (Plus Bay) Upvc Bay window to front, radiator, wall lights, fireplace with brick surround and inset gas fire.

### Kitchen



13' 7" x 8' 0" (4.14m x 2.44m) Window to side, glazed door to lobby, a range of fitted units and drawers with worktops over, inset sink and drainer, inset hob with extractor over, fitted oven, space for fridge freezer, matching eye level units, tiled splashbacks, space and plumbing for washing machine, slimline dishwasher and tumble dryer.

### Lobby

Upvc door to garden, cloaks storage and door to:

### Shower Room



Obscure window to rear, walk in shower with glass screen, vanity WC, vanity wash hand basin, heated towel rail, tiled walls and floor.

## First Floor

### Landing

With loft access and doors to:

# Property Details.

## Bedroom



16' 2" x 12' 2" (4.93m x 3.71m) Two windows to front, radiator.

## Bedroom



11' 4" x 10' 3" (3.45m x 3.12m) Window to rear, radiator.

## Bedroom



13' 8" x 8' 2" (4.17m x 2.49m) Window to rear, radiator, fitted airing cupboard.

## Outside

### Off Road Parking

Block paved off road parking for two vehicles to front, gated side access to rear.

### Rear Garden



A generous size and currently separated into two sections, the first section is mainly laid to lawn with mature trees, shrubs and plants, a garden shed and arbour lead to the second section which is again laid to lawn with mature shrubs and plants.

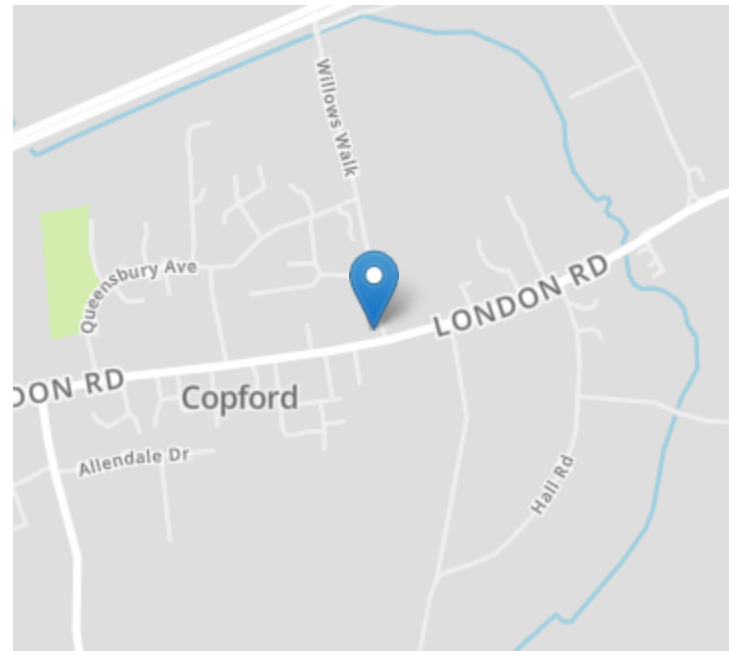
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1079 sq ft (100.2 sq m) approx.  
MIPD energy assessment has been made to estimate the accuracy of the heating cost and fuel consumption figures. All other measurements, views and any other terms are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information only and should not be used as a basis for any prospective purchase. The layout, contents and specifications shown have been based on the plans as shown and may vary without notice.

## Location



## Energy Ratings

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.