



- Beautifully Presented And Modernised Throughout
- Sought After Location Near Town & Station
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Four Piece Bathroom
- Stunning rear Garden
- Must Be Viewed To Be Appreciated
- Guide Price £230,000 - £240,000

**51 Granville Road, Colchester, Essex.
CO1 2ED.**

GUIDE PRICE £230,000 - £240,000. Located within a very sought after part of New Town, within walking distance to Colchester town centre, mainline train station to London Liverpool Street and fantastic primary & secondary school catchments is this rare to the market and extremely spacious semi-detached family home. The property comprises of two generous reception rooms, high quality fitted kitchen and four piece family bathroom to complete the ground floor, the first floor offers three sizeable bedrooms with quaint original features.



Property Details.

Ground Floor

Living Room



10' 8" x 12' 1" (3.25m x 3.68m) Entrance Door, double glazed window to front aspect, inset cast iron fire place with gas connected, T.V & phone points, radiator.

Dining Room



12' 10" x 13' 4" (3.91m x 4.06m) Double glazed window to rear aspect, stairs leading to first floor, inset shelving feature with spot lights, radiator.

Kitchen



12' 2" x 6' 9" (3.71m x 2.06m) Double glazed window to side aspect, a range of wall and base units over an area of roll edge work surface, inset stainless steel sink with 1 & 1/2 bowl and drainer, electric oven with four ring gas hob over, plumbing for washing machine, space for appliances, cupboard housing combi boiler, spot lights.

Rear Lobby

Door leading to garden, radiator.

Family Bathroom



Two double glazed windows to side aspect, low level WC, wash hand basin, double fully tiled walk in shower cubical, panel bath with mixer taps, heated towel rail, part tiled walls.

First Floor

Landing

Loft access, cast iron fire place, doors leading to;

Property Details.

Bedroom One



12' 3" x 10' 8" (3.73m x 3.25m) Double glazed window to front aspect, radiator, cast iron fire place, storage cupboard.

Bedroom Two



10' 8" x 8' 3" (3.25m x 2.51m) Double glazed window to rear aspect, radiator.

Bedroom Three



12' 2" x 6' 9" (3.71m x 2.06m) Double glazed window to side aspect, radiator.

Garden & Parking

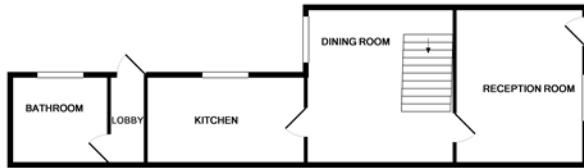


The beautifully landscaped rear garden comprises of many colourful flower beds, a fully landscaped lawn, two patio areas, wooden shed to remain, garden tap, a generous side area, gate to front, the garden is fully enclosed by panel fencing.

The property benefits of residents only parking on the road, permits are available from Colchester Council along with visits parking.

Property Details.

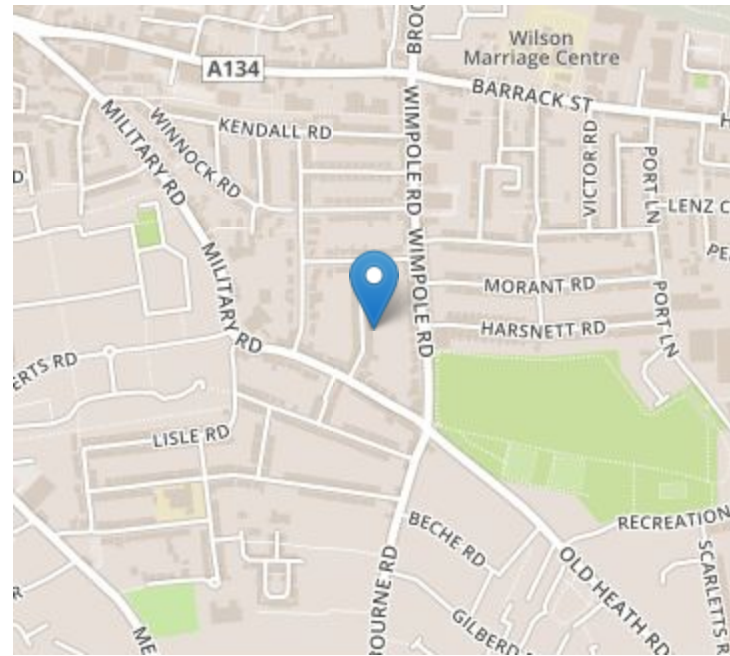
Floorplans



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.