



- A Fine Example Of A Three Bedroom Semi-Detached Family Home
- Popular Prettygate District
- Two Large Double Bedrooms & Sizeable Third Bedroom
- Ground Floor Cloakroom & First Floor Four Piece Bathroom
- Impressive Reception Room With Feature Fireplace
- Fitted Kitchen
- Sun Room/Dining Area With Garden Views
- A Substantial Private & Enclosed Rear Garden
- Off Road Parking & Brick Outbuilding/Storage Area

## 1 Reaper Road, Prettygate, Colchester, Essex. CO3 4SH.

\*\* Guide Price £325,000 to £350,000 \*\* Beautifully presented and offered to market in excellent order, this three bedroom semi-detached family home is positioned in Prettygate, a favourable district of Colchester's vibrant city centre and home to some of the city's most favourable comprehensive education, as well as being within striking distance of an array of useful shops and amenities. A district of Colchester with the family at its heart.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, inset storage cupboard, radiator, stairs to first floor, doors to:

### Downstairs Cloakroom

W.C, wash hand basin, radiator, inset spotlighting, obscure window

### Reception Room



17' 4" x 10' 3" (5.28m x 3.12m) Window to front aspect, radiator, feature fireplace, communication points

### Kitchen



16' 2" x 10' 10" (4.93m x 3.30m) A fitted kitchen comprising of; window to side aspect, door to rear aspect, a range of fitted base and eye level units with work surfaces over and drawers under, space for appliances, space for Rangemaster cooker with extractor fan over, inset stainless steel sink, drainer and taps over, cushioned vinyl tiled floor, access to:

## Sun Room/Dining Area



17' 9" x 8' 2" (5.41m x 2.49m) Windows and doors to rear (providing access to private and enclosed rear garden), radiator

## First Floor

### First Floor Landing

Stairs to ground floor, access to:

### Master Bedroom



9' 8" x 8' 7" (2.95m x 2.62m) UPVC window to front aspect, radiator, built in wardrobes

# Property Details.

## Bedroom Two



10' 11" x 7' 4" (3.33m x 2.24m) UPVC window to rear aspect, radiator, loft hatch above (loft is boarded for storage)

## Bedroom Three



10' 4" x 7' 4" (3.15m x 2.24m) UPVC window to rear aspect, airing cupboard housing boiler and water cylinder, radiator

## Family Bathroom



Family bathroom suite comprising of; vanity wash hand basin, bath with tiled wall finish, shower cubicle, W.C, inset spotlights, chrome wall mounted towel rail, inset storage cupboard, window to front aspect, cushioned vinyl tiled floor

## Outside, Garden, Garage & Parking



Outside, this property boasts an exceptional mature rear garden. Private and enclosed, highlights include; a large patio area, a section predominately laid to lawn, an array of mature shrubs, plants and trees and shed for storage, as well as the added benefit of a brick outbuilding/garage. Parking is available off road comfortably for two vehicles, with further parking easily accessible on road for both residents and visitors alike.

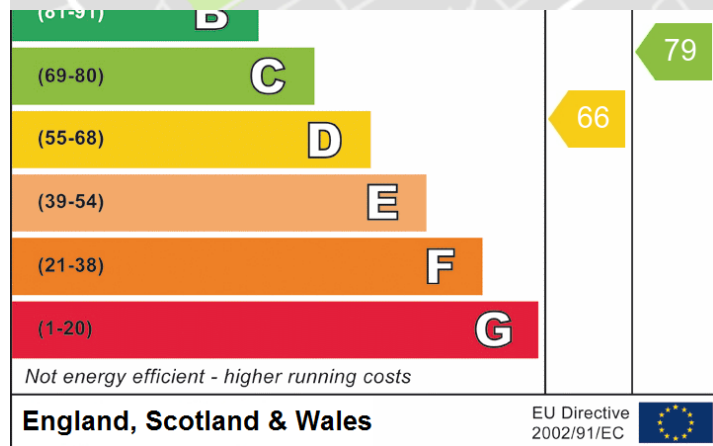
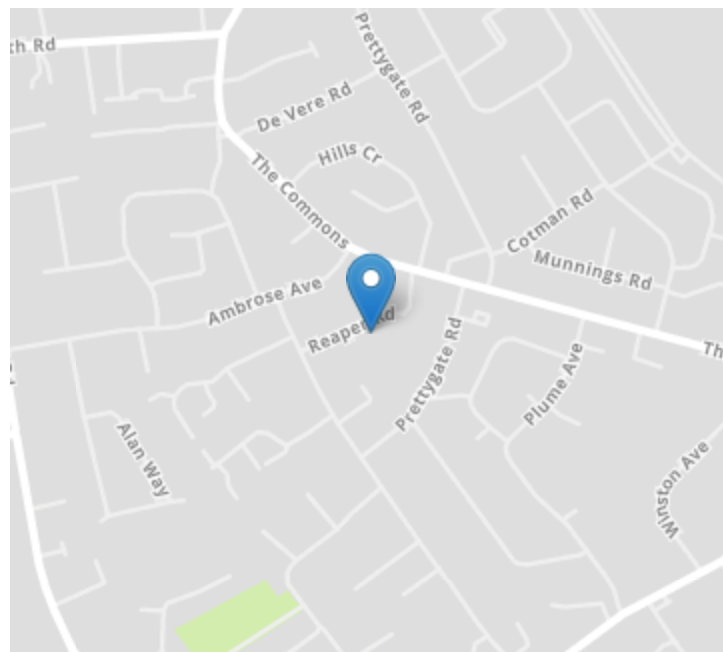


# Property Details.

## 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.