



- Semi Detached Family Home
- Castle Park & Town Centre Location, Close To Amenities
- Two Reception Rooms, Feature Fireplace
- Large Kitchen & Ground Floor Wet Room
- Two Large Double Bedrooms & Sizable Third Bedroom
- First Floor Family Bathroom Suite
- Private Rear Garden
- Garage & Off Road Parking

**6 Margaret Road, Colchester, Essex.
CO1 1RZ.**

This handsome bay fronted three bedroom semi-detached home, is positioned favorably in the heart of Colchester's Town Centre and within a stones throw of Colchester's North Station and vibrant Town Centre. Ideal for the working professional & commuter, this family home provides a wealth of living and bedroom space throughout. Highlights of the ground floor accommodation include a welcoming entrance hall, accessible from a fully double glazed porch and two well proportioned reception rooms.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator.

Living Room



13' 0" x 11' 9" (3.96m x 3.58m) UPVC bay Window to front, open fireplace with wood burner, radiator.

Dining Room



11' 5" x 10' 011" (3.48m x 3.33m) French doors to rear, radiator.

Kitchen



17' 2" x 9' 2" (5.23m x 2.79m) UPVC window to rear, range of base and eye level units with work surface over, stainless steel sink unit, gas hob door to side.

Wet Room



UPVC frosted window to rear, low level WC, pedestal wash hand basin, electric shower, radiator.

First Floor

Landing

Loft hatch to part boarded loft space.

Property Details.

Bedroom One



11' 9" x 10' 9" (3.58m x 3.28m) Single glazed window to front, wooden floor, radiator.

Bedroom Two



10' 9" x 10' 5" (3.28m x 3.17m) Single glazed window to rear, fire place, radiator.

Bedroom Three

7' 7" x 6' 4" (2.31m x 1.93m) UPVC window to front, radiator.

Bathroom



Single glazed window to side, low level WC, pedestal wash hand basin, roll top bath with shower over, chrome heated towel rail.

Outside, Parking & Garage



As previously mentioned, this property benefits from an attractive private rear garden, which has been landscaped to a low maintenance design. The garden features a concrete path with shingle borders and ideal for an outdoor ding table and parasol. There is side access also, this of which leads to a private driveway with off road parking and a garage with up and over door.

Property Details.

Floorplans

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.