



- Three Bedroom Semi-Detached House
- Requires Modernisation Throughout
- Potential To Extend (STPP)
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms & Good Size Third Bedroom
- First Floor Bathroom
- Very Generous Rear Garden & Off Road Parking
- No Onward Chain!

## 20 Canwick Grove, Colchester, Essex. CO2 8TQ.

A very rare opportunity has arisen to purchase a three bedroom semi-detached home, positioned to the South of Colchester, Old Heath and requiring modernisation throughout. Offering any prospective buyer the perfect footprint in which to improve upon and reconfigure to make their ideal home. This home offers two reception rooms on the ground floor and the kitchen is positioned to the rear of the property. The first floor is home to two well proportioned double bedrooms, a single bedroom and family bathroom suite. The property occupies a favourable plot, with a substantial rear garden and off road parking can be found at the front of the property. This home could be easily improved with a variety of different possible extensions, subject to planning permissions. In close proximity of an array of excellent amenities, schooling and is supported by a brilliant bus network and transport to Colchester's town centre. Offered with no onward chain, viewings can be arranged with one of our consultants at a time best suited to you.



# Property Details.

## Ground Floor

### Entrance Hall

14' 2" x 5' 3" (4.32m x 1.60m) UPVC windows and door to front aspect, radiator, stairs to first floor, under stairs cupboard x2, further doors to:

### Living Room



10' 5" x 12' 6" (3.17m x 3.81m) UPVC bay window to front aspect, electric heater, radiator

### Dining Room



11' 8" x 9' 1" (3.56m x 2.77m) UPVC windows and french doors to rear aspect, radiator, television ariel point, open feature fireplace

## Kitchen



17' 1" x 5' 9" (5.21m x 1.75m) Fitted kitchen comprising of base level units with work surfaces over and tiled splashbacks, wall mounted Vaillant boiler, radiator, UPVC window to rear aspect UPVC door to side aspect, space for freestanding cooker and further appliances, strip light

## First Floor

### First Floor Landing

Stairs to ground floor, UPVC window to side aspect, loft access, doors to:

### Master Bedroom



8' 9" x 10' 1" (2.67m x 3.07m) UPVC window to front aspect

# Property Details.

## Bedroom Two



10' 2" x 10' 1" (3.10m x 3.07m) UPVC window to rear aspect, fitted double wardrobes,

## Bedroom Three



7' 2" x 7' 4" (2.18m x 2.24m) UPVC window to front aspect

## Garden, Outside & Parking

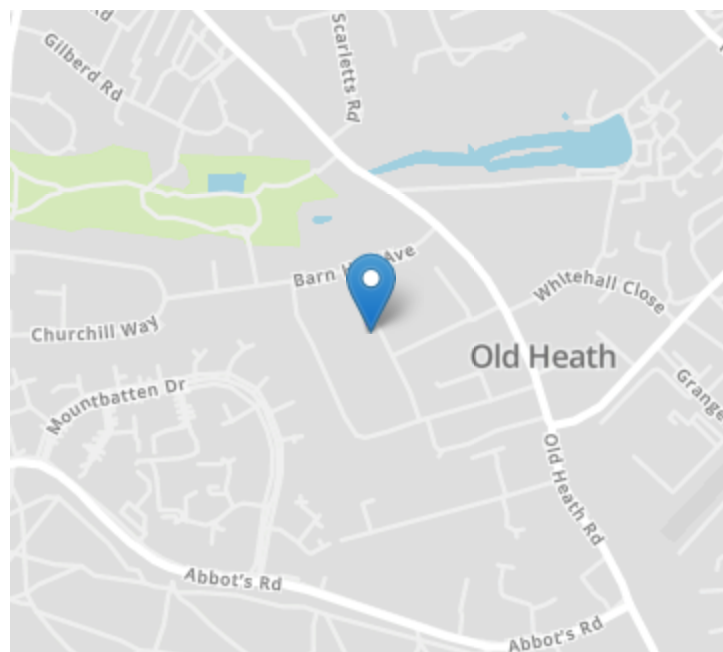


The property occupies a favourable plot, with a substantial rear garden. The garden commences with a patio area, with a further section of the garden laid to lawn. There is an array of mature trees, hedge, shrub and plants and the added benefit of two garden sheds. The boundaries are formed by panel fencing. Off road parking can be found at the front of the property and further parking is easily accessible on road.

# 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.