



- A Beautiful Late 1930's Semi-Detached House
- Four Generous Bedrooms Over Three Floors
- Two Receptions Rooms
- Three Bathrooms And Downstairs Cloakroom
- Sizeable Rear Garden With Outbuilding
- Driveway Providing Off Road Parking
- Large Open Plan Kitchen/Dining/Family Space

3 Rainsborowe Road, Colchester, Essex. CO2 7JT.

Guide Price £425,000 - £450,000 Michaels are privileged with the instructions to market this substantial double 'Bay Fronted' 1930's semi-detached house. Offering four double bedrooms over three floors with expansive living accommodation. Located just off Layer Road this spacious family home offers excellent access to the town centre and its vast array of high end shops and restaurants and is positioned within outstanding school catchment to some of the countries finest schools.



Property Details.

Ground Floor

Entrance Hall

With window to side, stairs rising to first floor with storage under, doors to;

Living Room



13' 6" x 11' 10" (4.11m x 3.61m) With double glazed bay window to front, radiator, TV point.

Sitting Room



11' 9" x 8' 4" (3.58m x 2.54m) With double glazed window to side, radiator, fireplace with inset log burner, TV point, open to;

Open Plan Kitchen/Dining/Family Area



21' 8" x 18' 4" (6.60m x 5.59m) With double glazed bi-folding doors to rear, skylight, radiator, tiled flooring, a fitted kitchen comprising of a range of matching eye level and base units with drawers and worktops over, inset butler sink, integrated dishwasher, space for American fridge/freezer, double electric oven with gas hob and extractor hood over, door to;

Utility Room

8' 0" x 5' 5" (2.44m x 1.65m) With double glazed window to side, tiled floor, radiator, worktop with space and plumbing for washing machine under, storage cupboard.

WC

With radiator, wash hand basin, low level WC.

First Floor

First Floor Landing

With double glazed window to side, stairs to second floor and doors to;

Bedroom One



13' 9" x 10' 5" (4.19m x 3.17m) With double glazed bay window to front, radiator, two built in wardrobes.

Property Details.

Bedroom Two



17' 4" x 8' 1" (5.28m x 2.46m) With double glazed window to rear, radiator, built in cupboard, door to en-suite.

Bedroom Four



16' 8" x 10' 1" (5.08m x 3.07m) With two Velux windows, double glazed window to rear, radiator, access to eaves storage.

En-Suite Shower Room



With double glazed window to side, radiator, wash hand basin, close coupled WC, shower cubicle with tiled walls.

Bedroom Three

11' 11" x 9' 3" (3.63m x 2.82m) With double glazed window to rear and door to roof terrace, two built in wardrobes, radiator.

Family Shower Room

With obscure double glazed window to front, radiator, part tiled walls, tiled flooring, shower cubicle, wash hand basin, close coupled WC.

Second Floor

Second Floor Landing

With doors to;

Walk In Wardrobe

6' 7" x 4' 2" (2.01m x 1.27m) With power and light.

Family Bathroom

With velux window, part tiled walls, wash hand basin, radiator, panelled bath, close coupled WC.

Outside

Rear Garden



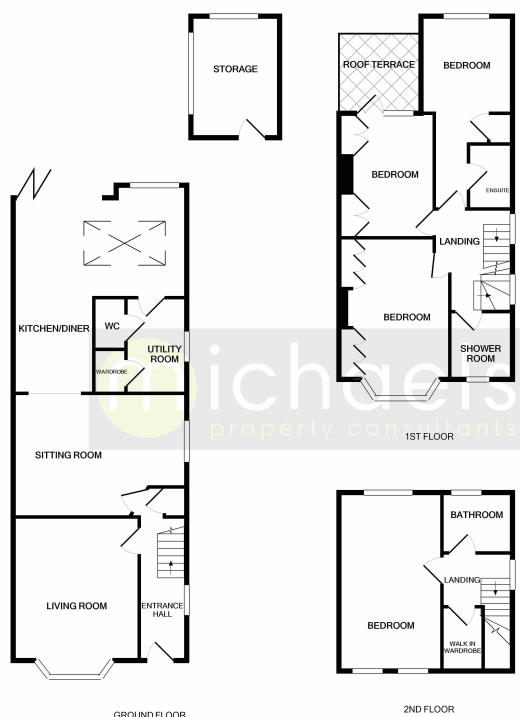
A fabulous rear garden enclosed by panel fencing forming the boundaries with gated side access, patio area leading to lawn. Access to outbuilding.

Front Garden & Driveway

To the front you can find a handsome front garden and a driveway providing off road parking.

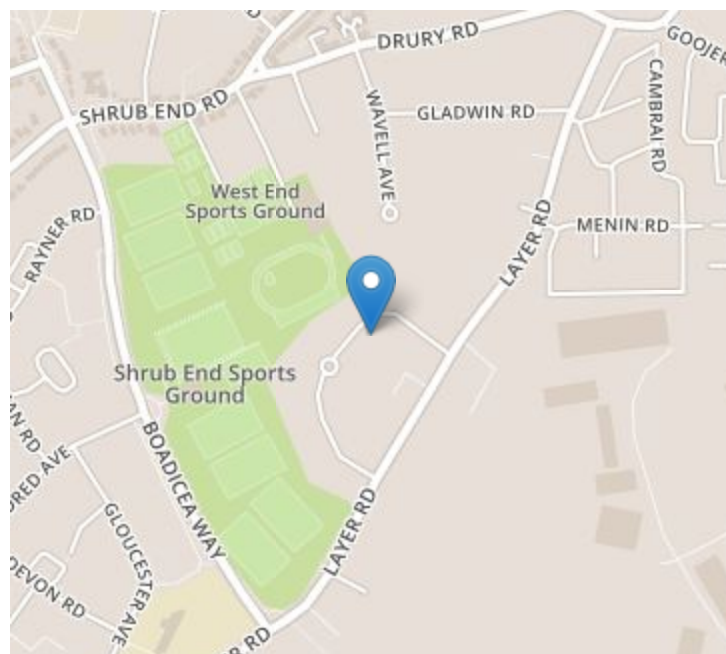
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.