



19 James Parnell Drive, Colchester, Essex. CO2 8WR.

James Parnell Drive – South Colchester – CO2 **Guide Price £325,000 – £350,000** A deceptively spacious three-bedroom semi-detached home, ideally located in South Colchester within easy reach of local amenities, shops, the bus network into the city centre, and well-regarded schools.

Favourably positioned overlooking open green space, the setting and outlook are among the most desirable in the area. The ground floor offers a welcoming entrance hall, a generous reception room with dual-aspect windows and patio doors leading to a private, enclosed rear garden. The modern kitchen-diner is perfect for entertaining, with both integrated appliances and space/plumbing for additional appliances, plus a convenient ground-floor cloakroom. Upstairs features two generous double bedrooms – with the master benefiting from an en-suite shower room – a third single bedroom, and a family bathroom.



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A Deceptively Spacious Three Bedroom Semi-Detached Family Home

South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links

Well-Proportioned Living Room

Kitchen-Diner With Tiled Floor & Space For Appliances

Ground Floor Cloakroom

First Floor Bathroom

Two Double Bedrooms & Single Third Bedroom

Generous Enclosed Rear Garden With Raised Decking

Benefitting From A Garage & Parking

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Living Room



18' 4" x 9' 5" (5.59m x 2.87m)

Kitchen/Dining Room



18' 4" x 11' 1" (5.59m x 3.38m)

Cloakroom

First Floor

Landing

Master Bedroom



11' 1" x 10' 11" (3.38m x 3.33m)

En-Suite Shower Room



Bedroom Two



11' 1" x 9' 6" (3.38m x 2.90m)

Property Details.

Bedroom Three



7' 10" x 6' 0" (2.39m x 1.83m)

Bathroom



7' 10" x 7' 1" (2.39m x 2.16m)

Outside

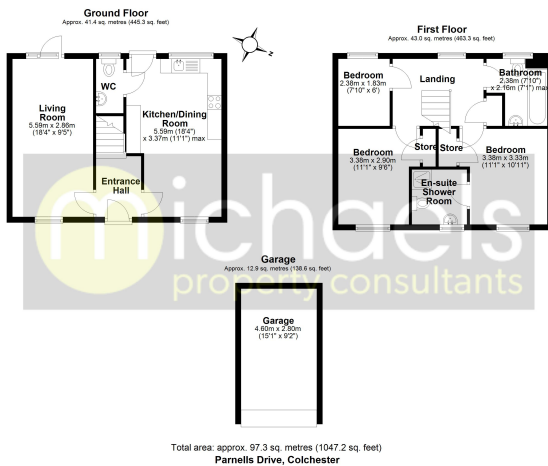
Garage



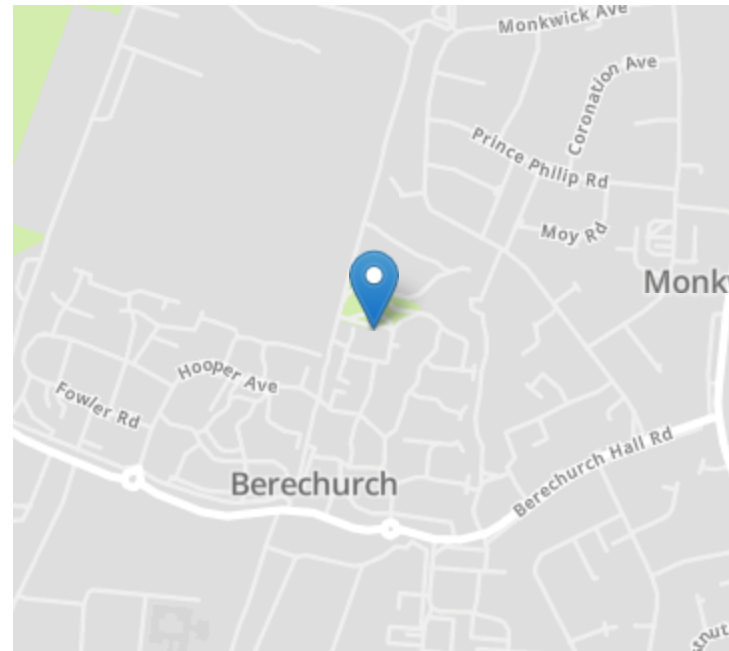
15' 1" x 9' 2" (4.60m x 2.79m)

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.