



- Positioned In The Popular 'Blackheath' District, South Of Colchester City
- Impressive Bay Fronted Living Room
- Non Estate Position
- Three Well Portioned Bedrooms
- Ample Off Road Parking & Garage
- Generous Sized Garden With Decking
- Popular South Colchester Position
- Open Plan Kitchen/Dining Area With A Utility Area

4 Ash Grove, Colchester, Essex. CO2 0AH.

Pleasantly positioned in a desirable cul-de-sac position and located favourably to the South of Colchester is this well maintained and excellently presented, three bedroom semi-detached family home - offering tremendous and flexible living accommodation, evenly distributed across two floors. Internally, the property boasts a full array of key features, including an open-plan bay fronted living room, a ground floor bathroom suite, and a modern fitted kitchen/dining area with a large utility cupboard, providing excellent storage and space for further appliances.



Property Details.

Ground Floor

Hallway

8' 2" x 5' 2" (2.49m x 1.57m) Main entrance door into living room, radiator, stairs rising to first floor, door leading to:

Living Room



11' 9" x 11' 2" plus bay (3.58m x 3.4m) UPVC bay window to front aspect, wood effect flooring, fireplace, radiator.

Kitchen/Dining Area



17' 5" x 8' 9" (5.31m x 2.67m) Fully open plan with a full range of eye level units, cupboards and work surfaces, marble work tops, range cooker, butler sink, wood flooring, obscured window to rear aspect, large utility cupboard providing storage & utility space for appliances, UPVC French doors to garden.

Bathroom



Jacuzzi bath with mixer taps and shower attachment over, wash hand basin, low level W.C, heated towel rail, tiled floor, tiled walls and extractor fan.

First Floor

Landing

10' 6" x 5' 9" (3.2m x 1.75m) Access to loft hatch, door leading to:

Property Details.

Bedroom One



11' 8" x 10' 5" (3.56m x 3.18m) Radiator, window to front aspect, built in wardrobes.

Bedroom Three/Office



9' 7" x 8' 2" (2.92m x 2.49m) UPVC window to front aspect, radiator.

Bedroom Two



14' 4" x 7' 7" (4.37m x 2.31m) UPVC window to rear aspect, radiator, inset storage cupboard.

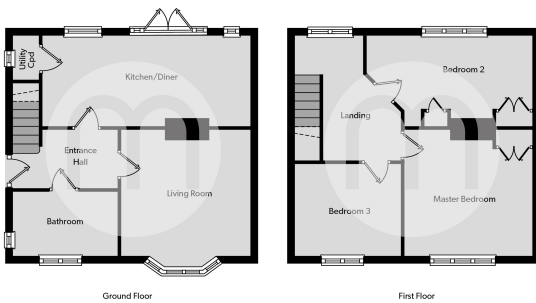
Outside



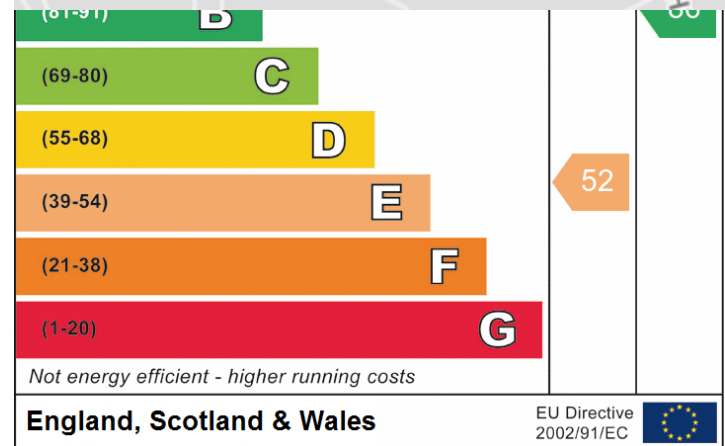
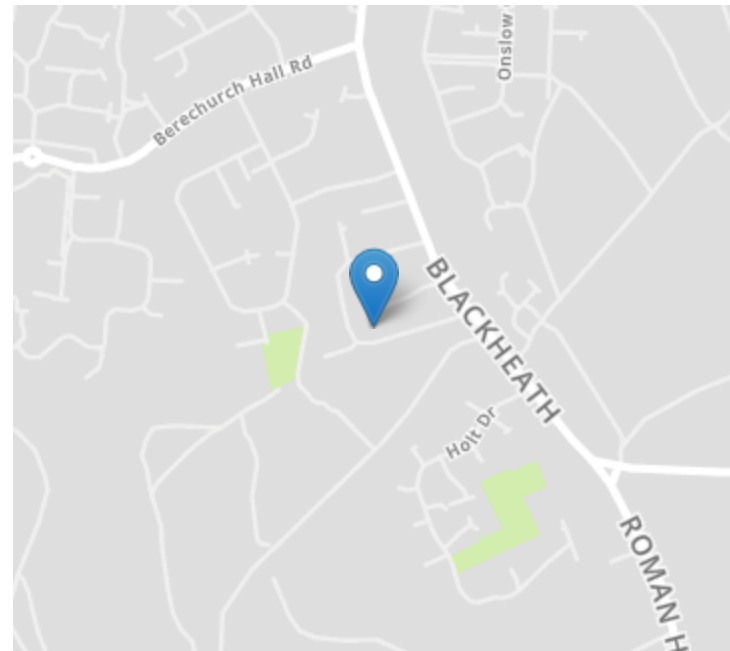
To the rear offers a private and fully enclosed rear garden, surrounded by panel fencing and laid to lawn with decking to the front of the property. External access can be found to the side which leads into the garage. To the front of the property there is off road parking with driveway leading down the left hand side of the property and giving access to the garage measuring approximately 21'6" by 8'3.

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.