



- North-Central Colchester Position
- Within Close Proximity To Colchester North Station, Hospital And Supermarkets
- Open Plan Kitchen/Dining Area
- Boasting A Large Garden With Allocated Parking To The Rear
- Suitable For A First Time Buyer Or Working Professional
- An Excellent Example Of A Three Bedroom Semi Detached Bay Fronted Home
- Three Spacious Bedrooms
- Private Allocated Parking

98 Harwich Road, Colchester, Colchester, Essex. CO4 3BY.

**** Guide Price £300,000 to £325,000 **** Located in a desirable North-Central Colchester position, this deceptively spacious three-bedroom semi-detached house is within easy reach of various primary and secondary schools, convenient shops, amenities, and bus links to Colchester's vibrant city centre. Inside, the property features a welcoming entrance hallway with built-in storage, leading into a spacious bay-fronted living room with inset spot lighting. The ground floor includes a cloakroom and an open-plan kitchen/dining area with modern units and built-in appliances, along with French doors opening to the garden. Upstairs, there are three generous bedrooms and a modern family bathroom suite. Outside, the property benefits from a large garden with a front decking area, ideal for garden furniture or outdoor dining, while the remainder of the garden is laid to lawn and enclosed by panel fencing. The home also offers the convenience of allocated parking for two cars to the rear, accessed from Compton Road.



Property Details.

Ground Floor

Hallway

Main door into hallway, wood effect flooring, cloakroom, spot lighting, radiator, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator.

Living Room



12' 4" x 11' 5" (3.76m x 3.48m) UPVC bay window to front aspect, radiator.

Kitchen/Dining Area



16' 4" x 13' 1" (4.98m x 3.99m) Range of base and eye level units, cupboards and work surfaces, wood effect flooring, spot lighting, integrated appliances including fridge/freezer, dishwasher and washing machine, French doors out to garden.

First Floor

Landing

Airing cupboard, door leading to:

Master Bedroom



14' 6" x 11' 3" (4.42m x 3.43m) UPVC bay window to front aspect, radiator.

Bedroom Two



12' 7" x 12' 5" (3.84m x 3.78m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Three



9' 9" x 7' 4" (2.97m x 2.24m) UPVC window to rear aspect, radiator.

Bathroom



6' 9" x 6' 2" (2.06m x 1.88m) UPVC window to front aspect, low level W.C, hand wash basin, panelled bath with shower attached, tiled walls, chrome heated towel rail, obscured window to side aspect.

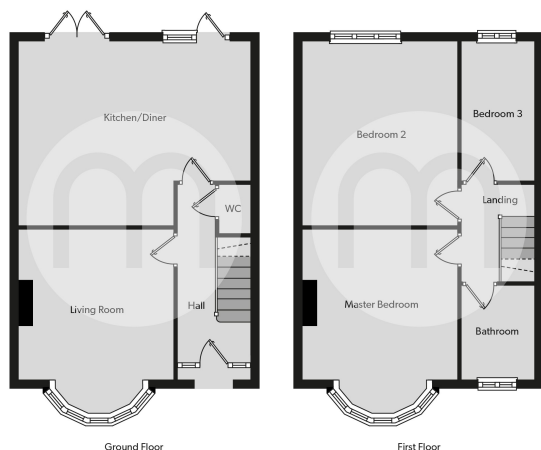
Outside & Parking



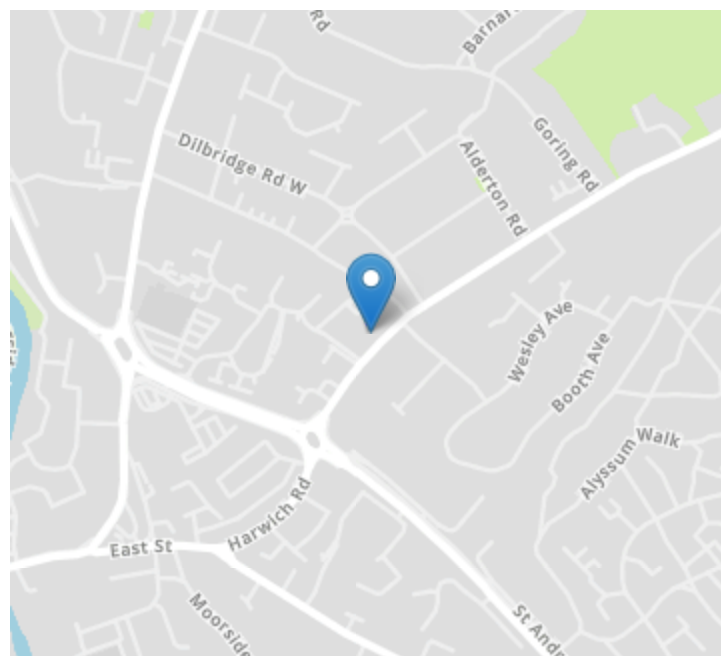
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Property Details.

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.