



- GUIDE PRICE £275,000 - £285,000
- Stunning Early 1920's Bay Fronted Semi-Detached House
- Three Well Proportioned Bedrooms
- Open Plan Lounge/Diner
- Modern Kitchen
- Extensive Rear Garden
- Potential To Extend Subject To Planning Permission
- Off Road Parking For Two Cars
- Excellent A12 And Town Centre Access

**117 Ipswich Road, Colchester, Essex.
CO4 0EJ.**

A prime example of a stunning early 1920's double bay fronted semi-detached house positioned on an elevated plot with excellent access to the Colchester Town Centre, The A12 and both Colchester town and north mainline train stations with links to London Liverpool Street. Offering generous accommodation throughout, this superb home offers any prospective purchase an opportunity to extend and further improve subject to the relevant planning permission.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, under stairs storage and door to;

Lounge



12' 6" x 10' 7" (3.81m x 3.23m) With UPVC double glazed bay window to front, feature fireplace, radiator and open to;

Dining Area



12' 4" x 10' 2" (3.76m x 3.10m) With UPVC double glazed French doors to rear, radiator.

Kitchen



8' 8" x 7' 8" (2.64m x 2.34m) A newly fitted kitchen consisting of a range of matching high gloss units with drawers and worktop with inset sink and drainer, integrated oven and hob with extractor over, space for fridge/freezer and washing machine, UPVC double glazed window and door to rear.

First Floor

Landing

With loft access, UPVC double glazed window to side and doors to;

Bedroom One



10' 4" x 10' 6" (3.15m x 3.20m) With UPVC double glazed window to rear, radiator.

Property Details.

Bedroom Two



12' 5" x 10' 8" (3.78m x 3.25m) With UPVC double glazed window to front, radiator.

Bedroom Three



8' 8" x 8' 7" (2.64m x 2.62m) With UPVC double glazed window to front, radiator.

Family Bathroom



With UPVC double glazed obscure window to rear, panel enclosed bath with shower over, pedestal wash hand basin and low level WC.

Outside

Rear Garden



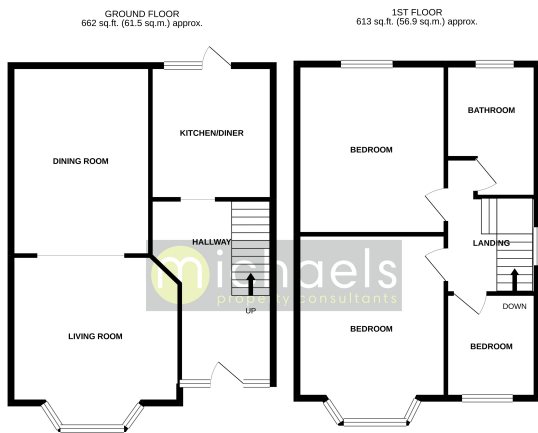
To the rear the garden measures an impressive 80 metres in length and is enclosed by fencing with gated side access.

To The Front

To the front there is a hard standing providing off road parking and steps leading up towards the front garden and the property.

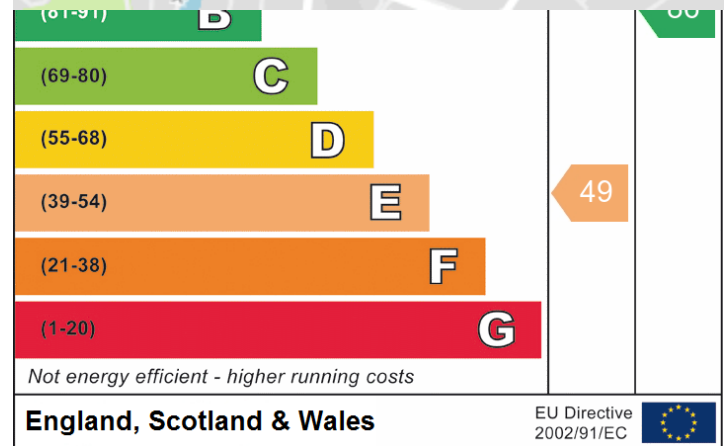
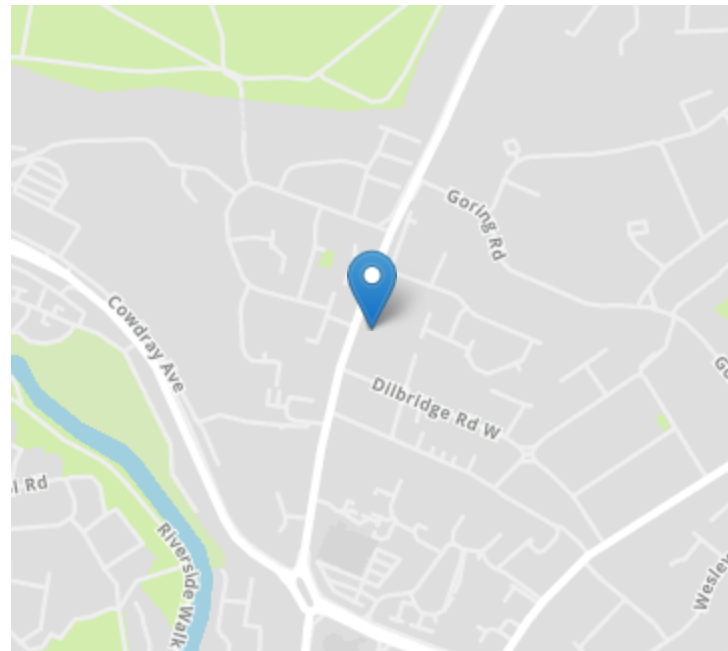
Property Details.

Floorplans



TOTAL FLOOR AREA: 1224 sq.ft. (113.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, areas and other data are approximate and responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy of the floor plan and other data is not intended to be guaranteed. All to floor level unless otherwise stated. Plans with Metre 1:2000

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.