



24 Crowhurst Road, Colchester, Essex. CO3 3JW.

****Guide Price £260,000 - £270,000**** An excellent opportunity has arisen to purchase this deceptively spacious two bedroom middle terrace home, situated in the favourable district of St Marys, in the heart of Colchester's historic and vibrant city centre. Offered to market with no onward chain, this home is within a stones throw of Crouch Street and therefore home to an array of independent reputable retailers, boutiques, bars and restaurants. It is also far enough away for any disturbance but close enough for convenience to the heart of the city offering additional stores and leisure facilities.

- A Deceptively Spacious Two Bedroom Terraced Period Home
- Reception Room
- Dining Room (Open Plan From Reception Room)
- Galley Style Kitchen With Space For Appliances
- Two Double Bedrooms
- First Floor Family Bathroom Suite
- Private & Enclosed Rear Garden Of A Low Maintenance Design
- Residents On Road Parking
- A Stones Throw From Colchester's City Centre
- Offered To Market On A Chain Free Basis



Call to view 01206 576999



Property Details.

Ground Floor

Reception Room



Open plan living/dining room measuring 6.9m x 3.3m (22' 8" x 10' 10"):

Window to front aspect, radiator, feature fireplace x2, radiator x2, large understairs storage cupboard, window to rear aspect, stairs to first floor

Kitchen



4.2m x 1.9m (13' 9" x 6' 3") A fitted galley style kitchen comprising of; Window to rear aspect, door to side aspect, a variety of base and eye level fitted units with work surfaces over, inset gas hob with extractor fan over, space for fridge/freezer, washing machine, inset stainless sink, drainer and taps over, wall mounted gas boiler

First Floor

First Floor Landing

Stairs to ground floor, doors to:

Master Bedroom



3.4m x 3.3m (11' 2" x 10' 10") Window to front aspect, radiator, feature fireplace

Property Details.

Bedroom Two



3.4m x 2.6m (11' 2" x 8' 6") Window to rear aspect, radiator

Family Bathroom



Family bathroom suite comprising of; panel enclosed bath with shower hose attachment, W.C, pedestal wash hand basin, window to rear aspect, radiator, large storage cupboard, mosaic floor

Outside, Garden & Parking

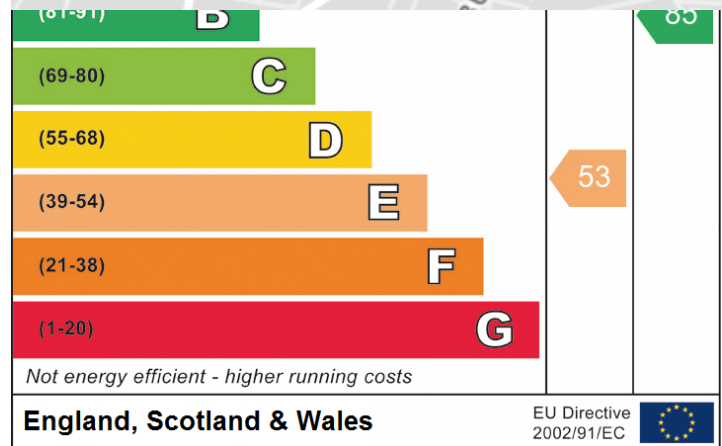
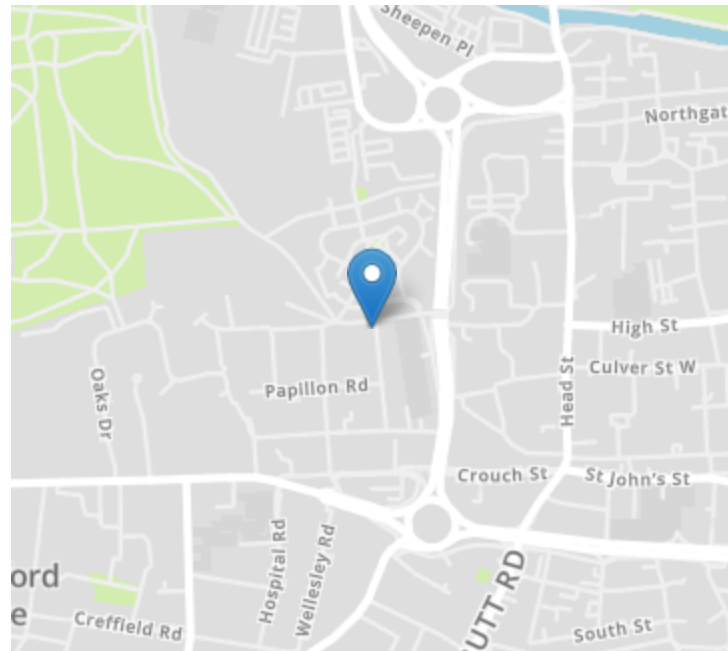


Outside, a large and private enclosed rear garden is on offer. Laid predominately with shingle, it offers a low maintenance design but could easily be landscaped and redesigned as its new owners desired. Outside, residents on road parking is available with a residents permit, obtainable from the local council for a minimal fee and supported with visitors permits for additional residents and visitors alike.

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.