



- An Excellent Three Bedroom Town House
- Kitchen With Integrated Appliances & Tiled Splashback
- Contemporary Open-Plan Living Accommodation
- Downstairs Cloakroom, First Floor Bathroom
- Presented To Market in Excellent Order
- Private & Enclosed Rear Garden With Decking
- Three Double Bedrooms
- Allocated Parking For Two Cars

46 Sergeant Street, Colchester, Colchester, Essex. CO2 7GR.

** Guide Price £325,000 to £350,000 ** Offered to market in good decorative order and fronting onto a pleasant Greensward, this spacious three bedroom terraced town house is situated on the ever popular Procedo development in the heart of Colchester's vibrant and historic city centre. Offering expansive accommodation across three generous floors, it offers versatile modern day living to a very high standard. Complete with; three double bedrooms, a open-plan living/dining area, ground floor cloakroom, family bathroom, a private enclosed garden and parking, this home must be viewed to be appreciated in its entirety.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, tiled flooring, inset storage cupboard, stairs to first floor, door to:

Cloakroom

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

Kitchen



12' 5" x 7' 3" (3.78m x 2.21m) Range of base and eye level units, cupboards and work surfaces, integrated appliances, tiled flooring, spot lighting, UPVC Sash window to front aspect, stainless steel sink/drainage unit, electric oven with gas hob.

Living Room/Dining Area



17' 6" x 13' 11" (5.33m x 4.24m) UPVC sash window to rear aspect, door leading to rear garden, radiators.

First Floor

Landing

UPVC sash window to front aspect, radiator, door to:

Bedroom Three



10' 2" x 7' 2" (3.10m x 2.18m) UPVC window to rear aspect, radiator.

Bedroom Two



13' 11" x 9' 2" (4.24m x 2.79m) UPVC sash window to rear aspect, radiator.

Property Details.

Bathroom



7' 3" x 7' 3" (2.21m x 2.21m) Low level W.C, vanity wash basin, radiator, panelled bath with shower attached.

Second Floor

Landing

Built in storage cupboard, door to:

Bedroom One



19' 5" x 10' 4" (5.92m x 3.15m) UPVC Sash window to front aspect, radiator, access to loft hatch.

Outside



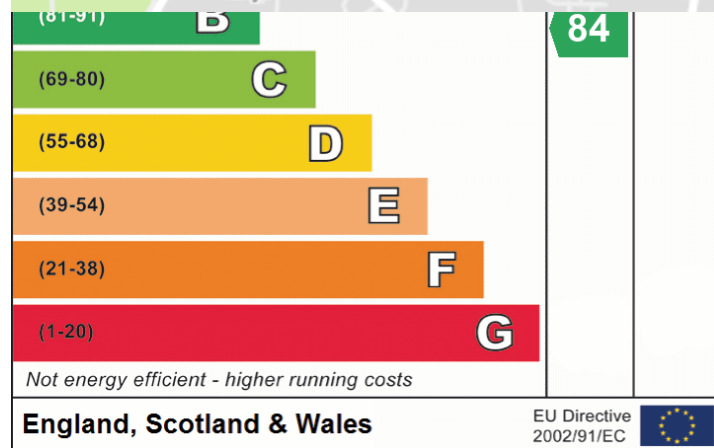
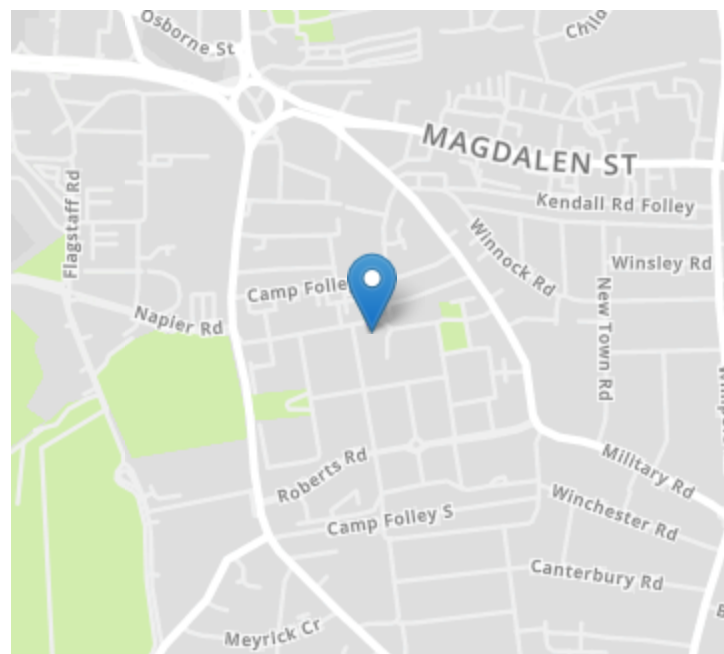
Outside, the property boasts a spacious private and enclosed rear garden. The garden commences with a patio area with a raised decking area, ideal for outdoor seating and dining furniture. There is a garden shed positioned to the rear of the garden - ideal for storage. Secure gated side access leads to a rear parking area, where allocated parking for one vehicle can be found, with further space for visitors to park.

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.