



## Sydney Street, Colchester

Guide Price £275,000



- Well presented throughout
- Ideal location close to popular schools and local amenities
- Located within South Colchester's Birch Glen area
- Found in cul-de-sac position
- Lovely size lounge and open plan dining area
- Modern kitchen
- Three well proportioned bedrooms and family bathroom
- Low maintenance rear garden
- Double driveway parking for up to three cars
- Garage



Welcome to this charming semi-detached house on Sydney Street, Colchester! This lovely property boasts lovely size lounge and open plan dining area, three bedrooms, and bathroom. Situated in the sought-after Birch Glen area of South Colchester, this home is ideal for families looking to be close to popular schools and shops.

One of the standout features of this property is the driveway parking and garage, providing ample space for your vehicles and storage needs. The cul-de-sac position ensures a peaceful and safe environment for you and your loved ones to enjoy.

Throughout the house, you'll find a well-presented interior that is sure to make you feel right at home. Whether you're relaxing in one of the reception rooms or unwinding in one of the three bedrooms, this property offers comfort and style in every corner.

Don't miss out on the opportunity to make this house your new home. With its convenient location, practical amenities, and inviting atmosphere, this semi-detached property on Sydney Street is a true gem waiting to be discovered.

**GUIDE PRICE £275,000 - £285,000**

Enter the property via porch to front aspect.

Dining Area 11'8 x 9'8 overlooks the front aspect. LVT flooring.

Open plan lounge 16'7 x 10'8 gives access to rear garden via French double glazed doors. Continuation of LVT flooring. Stairs lead to first floor accommodation.

Kitchen 10'8 x 6'5 also gives access to rear garden. Double glazed window. Range of wall and base mounted units with matching storage drawers. Ample work surfaces housing sink drainer. Tiling to splash backs. Gas hob, oven and integrated fridge/freezer to remain. Space for other appliances.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one 12'7 x 10'4 double glazed window to front.

Bedroom two 10'4 x 10'4 double glazed window to rear.

Bedroom three 7'5 x 6'5 double glazed window to front.

Bathroom comprises white panel bath fitted with shower. Vanity wash hand basin and low level WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Externally the property has a low maintenance rear garden. Commencing with decked seating area, paved areas and artificial lawned island.

Garage and double driveway parking for up to three cars to front.

Council Tax Band: B

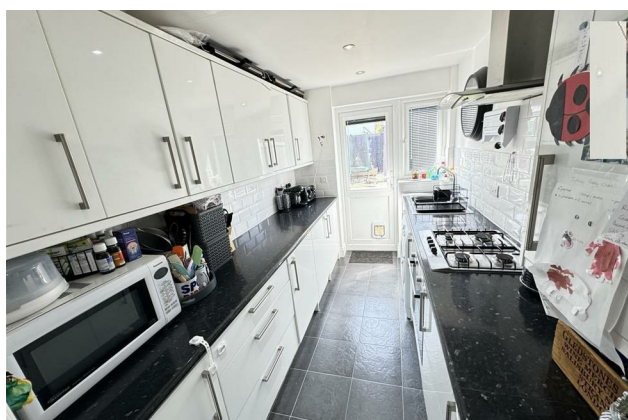
Local Authority: Colchester

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

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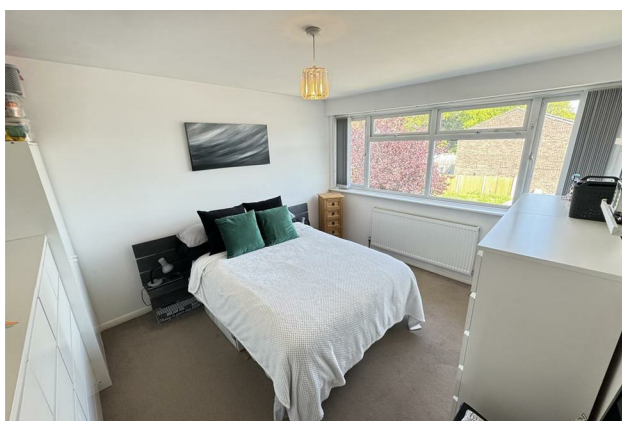
Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



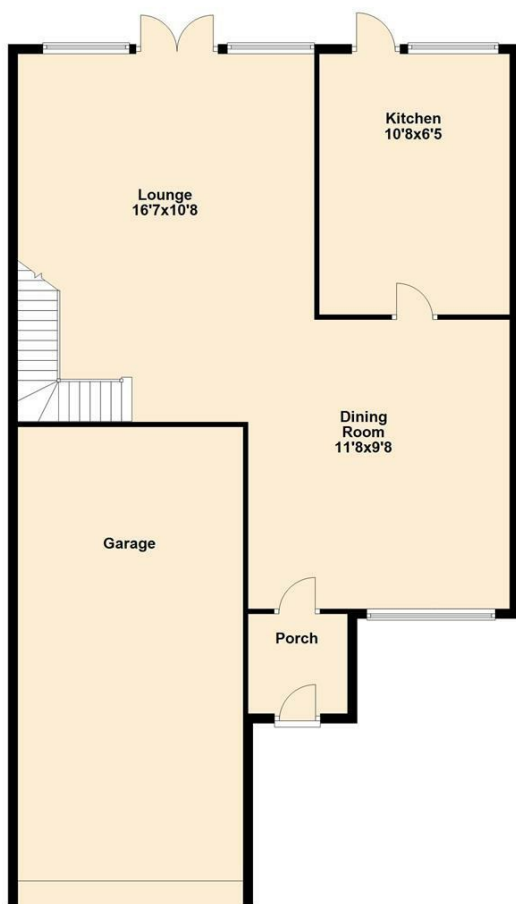


# Local Life

Colchester is a town in the county of Essex. In the Castle Park, Colchester Castle is a huge Norman keep, built on the foundations of a Roman temple. Its museum displays artefacts up to 2,500 years old. Also in the park is Hollytrees Museum, a Georgian townhouse displaying 3 centuries of clothing, clocks and decorative arts. Nearby, in the Dutch Quarter, are the remains of a Roman theatre. Town Centre offers a variety of shops, pubs and restaurants. Railway station, the famous Colchester Zoo and A12 road links near



Ground Floor



First Floor

