



## Mercers Way, Colchester

Guide Price £375,000



- Immaculately presented three bedroom family home
- Found in sought after residential area
- Stunning kitchen/diner with Bi-fold doors to garden and lovely size lounge
- Ground floor cloakroom/WC
- Three well proportioned bedrooms
- Beautifully presented bathroom
- Large predominately lawned rear garden
- Driveway parking
- Located close to Colchester City Centre and railway station



**GUIDE PRICE £375,000 - £400,000**

**Welcome to Mercers Way, Colchester - a charming semi-detached house that could be your next family home! This well-presented property boasts two reception rooms, three bedrooms, and two bathrooms, making it ideal for a growing family.**

**Located in a sought-after residential area, this home is conveniently close to the City Centre and the railway station, offering easy access to transport links for your daily commute. The spacious entrance hall welcomes you into the property, leading to a ground floor cloakroom, a lovely size lounge, and a stunning kitchen/dining room with Bi-fold doors to garden, where you can entertain guests or enjoy family meals.**

**Upstairs, you'll find three well-proportioned bedrooms perfect for a good night's sleep and a family bathroom for your convenience.**

**Outside, the predominantly lawned rear garden provides a peaceful retreat where you can relax and unwind, while the driveway parking ensures you never have to worry about finding a spot for your car.**

**Don't miss out on the opportunity to make this wonderful property your own - book a viewing today and envision the possibilities that await in this lovely family home on Mercers Way!**

Impressive entrance hall commences with stairs leading to first floor accommodation. Double glazed window. Storage cupboard. Large lounge 17'7 x 10'1 double glazed window to front. Double doors open into kitchen/diner. Smooth ceiling with ample spot lighting. Stunning kitchen/diner 21'3 x 15'9 overlooks and opens onto the rear garden via feature Bi-fold doors. Range of wall and base mounted units with matching pan size storage drawers. Complimentary work surfaces housing sink drainer. Matching centre island/breakfast bar seating housing hob. Encased electric oven. Space for other appliances including space for American style fridge/freezer. Wooden style flooring. Smooth ceiling with feature "Lantern" style roof window. Spotlighting. The property also has a ground floor cloakroom/WC.

First floor landing is home to three bedrooms and family bathroom. Double glazed window. Stunning bathroom comprises large shaped bath fitted with shower and glass splash screen door. Ambient lighting. Wash hand basin and low level WC. Tiling to walls. Tiled flooring. Smooth ceiling with spot lighting. Obscure double glazed window. Heated towel rail. Bedroom one 11'8 x 10'1 double glazed window to rear. Bedroom two 10'4 x 9'5 double glazed window to front. Bedroom three 8'5 x 7'5 double glazed window to rear.

Externally the property has a large predominately lawned rear garden. Driveway parking.

Council Tax Band: C  
Local Authority: Colchester

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

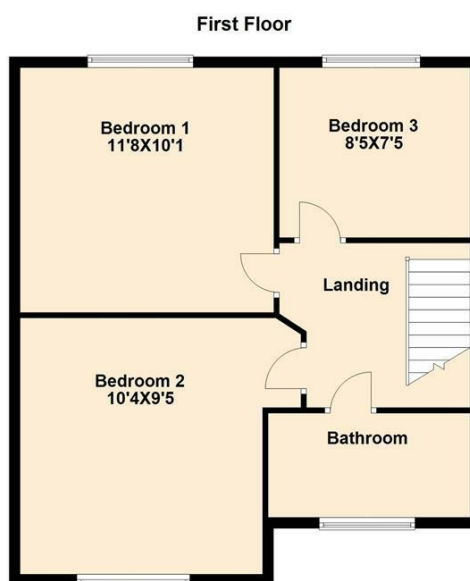
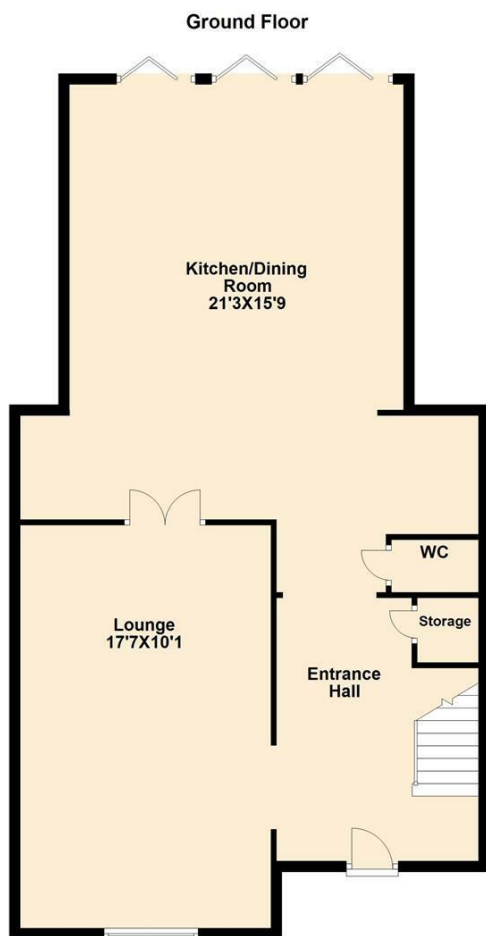
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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





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