



## Tabor Road, Colchester

Guide Price £325,000



- Well presented family home offered for sale with no onward chain
- Approximately 0.3 miles to Hythe railway station
- Great location for local shops and amenities and a collection of easy accessible schools
- Lovely size entrance hall, ground floor shower room, kitchen/diner, lean to and lounge
- Four bedrooms and three piece shower room located on the 1st floor
- Rear garden split into two sections with beautiful Grape Tree
- Garage with power and light connected
- Driveway parking



**Nestled in the sought-after residential area of Tabor Road, Colchester, this delightful detached house is a perfect family abode waiting to be called home. Boasting four generously sized bedrooms and two shower rooms, this property offers ample space for comfortable living.**

**As you step into the welcoming entrance hall, you are greeted by a ground floor shower room, ideal for guests. The kitchen/diner provides a charming space for family meals, while the lounge offers a cosy retreat for relaxation. Additionally, the property features a convenient lean-to, perfect for enjoying the outdoors from the comfort of your home.**

**Upstairs, you will find four well-proportioned bedrooms, ensuring that everyone in the family has their own personal space. The family shower room provides convenience and functionality for busy mornings.**

**The rear garden is divided into two sections and adorned with a beautiful Grape Tree, creating a tranquil outdoor oasis for both adults and children to enjoy. With driveway parking and a garage equipped with power and light, parking will never be an issue.**

**Conveniently located just 0.3 miles away from Hythe railway station, local amenities, and easily accessible schools, this property offers both comfort and convenience. Offered for sale with no onward chain, this is an opportunity not to be missed. Don't let this charming family home slip through your fingers - book a viewing today and envision the life you could create in this wonderful property on Tabor Road.**

**Guide Price £325,000 - £375,000**

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Access is given to ground floor three piece shower room.

Kitchen/dining room 18'7 x 8'7 overlooks and gives access to rear garden. Range of high gloss wall and base mounted units. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Electric hob, oven and extractor fan to remain. Space for other appliances. Tiled flooring. Coved ceiling.

Lovely size lounge 18'2 x 11'4 gives access to lean to. Dual aspect double glazed windows. Coved ceiling. Lean to 7'0 x 7'0 double glazed windows. Sliding double glazed doors open onto rear garden.

First floor landing is home to four well proportioned bedrooms and family shower room. Storage cupboard.

Bedroom one 11'2 x 10'5 enjoys views over the rear garden. Double glazed window.

Bedroom two 11'7 x 6'5 double glazed window to front.

Bedroom three 9'5 x 7'5 double glazed window to rear.

Bedroom four 9'2 x 6'8 double glazed window to side.

Shower room comprises larger than average shower, wash hand basin and low level WC. Part tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Externally the property has a good size rear garden. Commencing with patio seating area. Remaining garden is lawned, with beautiful Grape Tree. Side access gate.

Garage has power and light connected.

Shingled driveway parking to front.

Council Tax Band: D

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





