



**Lethe Grove, Colchester, CO2 8RH**



**welcome to**

**Lethe Grove, Colchester**

This spacious end of terrace family home is situated on the south side of Colchester off Berechurch Hall Road. The property offers good access to local amenities and schooling, being located around 3 miles from Colchester's city centre.



Early viewing is strongly advised of this well presented and spacious end of terrace family home situated to the south of Colchester's city centre.

Ground floor accommodation comprises entrance hall, living room, spacious and modern kitchen/diner and useful utility room.

The first floor offers two good size double bedrooms, a further single bedroom and a family bathroom.

Externally there is a large enclosed rear garden and spacious driveway providing off road parking for several vehicles.

### Entrance Door To:

### Entrance Lobby

Storage cupboard, door to:

### Lounge

15' 9" max x 11' 10" max ( 4.80m max x 3.61m max )  
Carpet, radiator, upvc double glazed window to side, stairs to first floor, double doors to:

### Kitchen / Diner

15' 2" x 10' 3" ( 4.62m x 3.12m )  
Upvc double glazed window and French doors to side, modern kitchen comprising range of base and eye level units, wood effect work surfaces with inset sink and drainer unit, integrated double and oven and grill, inset induction hob with extractor hood over, vinyl flooring, space for appliances, door to:

### Utility Room

9' 5" x 6' 2" ( 2.87m x 1.88m )  
Tiled floor, work surfaces, space for washing machine and fridge freezer, external door to front.

## First Floor Accommodation

### Landing

Upvc double glazed window to front, doors to:

### Bedroom One

13' 3" x 10' 6" ( 4.04m x 3.20m )  
Upvc double glazed windows to side, built-in storage cupboards, radiator.

### Bedroom Two

11' 6" x 9' 6" ( 3.51m x 2.90m )  
Upvc double glazed window to side, radiator, built-in wardrobe.

### Bedroom Three

8' 10" x 7' 10" ( 2.69m x 2.39m )  
Upvc double glazed window to side, carpet, radiator, built-in storage cupboard.

## Bathroom

Upvc double glazed windows to front, lino flooring, modern suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., tiled walls, radiator.

## Outside

The property benefits from a driveway to the front providing AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES.

There is a large wrap around garden which is mainly laid to lawn with paved seating area abutting property and inset flowers, shrubs and trees, all enclosed by fencing and high hedges.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Lethe Grove, Colchester

- Spacious & Well Presented End Of Terrace
- Living Room & Kitchen/Diner
- Utility Room
- Three Bedrooms
- Family Bathroom
- Large Enclosed Rear Garden
- Off Road Parking For Several Cars

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£270,000**



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS119208 - 0004

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