



Mersea Road, COLCHESTER, CO2 7RH

welcome to

Mersea Road, COLCHESTER

This bay fronted semi detached house offers spacious and well presented accommodation throughout. The property is situated on the south side of Colchester, around one mile from Colchester's city centre, and offers good access to local schooling and amenities.



Early viewing is advised of this attractive and spacious family home situated on Mersea Road.

Ground floor accommodation comprises entrance hall, lounge with bay window and feature fireplace, modern 18 ft kitchen/diner, further light and airy reception room and cloakroom. The first floor offers master bedroom with en suite shower room, two further bedrooms and a family shower room,

Externally there is a front garden and large, well maintained rear garden.

Entrance Porch

Entrance door to front and further entrance door with stained glass panels to Hallway.

Entrance Hall

Laminate flooring, radiator with decorative cover, spotlights, stairs to first floor, doors to:

Cloakroom

White suite comprising low level w.c. and wall mounted wash hand basin with tiled splashback, upvc double glazed window to side.

Lounge

13' 9" max x 12' 3" max into bay recess (4.19m max x 3.73m max into bay recess)

Upvc double glazed bay window to front, laminate wood flooring, feature fireplace and surround, radiator.

Kitchen / Diner

18' 6" max x 12' 8" max (5.64m max x 3.86m max)

Bespoke fitted kitchen comprising range of dark wood base and eye level units, work surfaces, inset sink unit, built-in oven and grill, inset hob with extractor hood and splashback, space for appliances, tiled floor, radiator, inset spotlights, square archway to:

Family Room / Garden Room

16' 6" x 13' 5" (5.03m x 4.09m)

Upvc double glazed window to side, upvc double glazed windows and door to rear garden, skylight windows, tiled floor, radiator.

First Floor Accommodation

Landing

Upvc double glazed window to side, loft access, doors to:

Bedroom One

13' 7" max into bay x 11' 5" max (4.14m max into bay x 3.48m max)

Upvc double glazed bay window to front with fitted blinds, laminate flooring, ceiling fan, vertical radiator.

En Suite

Low level w.c., wash hand basin, shower cubicle, towel rail.

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

Upvc double glazed window to rear, radiator, laminate flooring.

Bedroom Three

9' 8" x 8' 11" (2.95m x 2.72m)

Upvc double glazed window to rear, radiator.

Family Shower Room

Upvc double glazed window to front, modern suite comprising shower cubicle, vanity wash hand basin and low level w.c., part tiled walls, heated towel rail, tiled floor.

Outside

Front

Steps up to pathway leading to entrance door. Lawned front garden. Side gate to rear garden.

There is on street parking available.

Rear

There is a generous and well maintained rear garden commencing with spacious patio area. The remainder is laid to lawn with mature, trees, shrubs and shed, all enclosed by panel fencing.



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welcome to

Mersea Road, COLCHESTER

- Bay Fronted Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- En Suite & Family Shower Room
- Front & Rear Gardens
- On Street Parking Available

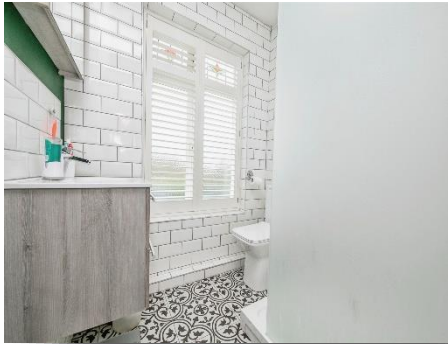
Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
CCS119582 - 0003

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