



Luard Way, Birch, Colchester, CO2 0LR

welcome to

Luard Way, Birch Colchester

This beautifully presented semi detached house is situated in the popular village of Birch, to the south west of Colchester. The village benefits from local amenities and primary school.



This semi detached family home is situated in a popular village location and offers spacious and flexible accommodation.

The ground floor benefits from lounge/diner with doors onto the garden, kitchen, conservatory and further reception (currently used as a hair salon).

The first floor offers two double bedrooms and a family bathroom.

Externally there is off road parking and an enclosed low maintenance rear garden.

Side Entrance Door To:

Entrance Hall

16' 6" max x 5' 7" max (5.03m max x 1.70m max)
Stairs to first floor, built-in cupboard, radiator, upvc double glazed window, doors to:

Salon / Reception

12' 11" x 7' 10" (3.94m x 2.39m)
Upvc double glazed window to side, laminate flooring, spotlights.

Lounge / Diner

22' 7" max x 9' 11" max (6.88m max x 3.02m max)
Upvc double glazed window to front and upvc double glazed French doors to rear, laminate flooring, fireplace with inset wood burner, access to:

Kitchen

10' 10" max x 9' 10" max (3.30m max x 3.00m max)
Modern range of base and eye level units, wooden work surfaces, inset stainless steel sink and drainer, tiled splashback, integrated oven and hob with extractor over, integrated fridge/freezer, space for appliances, laminate flooring, breakfast bar, heater, door to:

Conservatory

11' 10" x 9' 6" (3.61m x 2.90m)
Brick and upvc construction with windows and doors to garden, laminate flooring, pitched roof.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

17' 4" max x 9' 2" max (5.28m max x 2.79m max)
Two upvc double glazed windows to front, carpet, heater.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)
Upvc double glazed window to rear, laminate flooring, heater.

Family Bathroom

White suite comprising panel enclosed bath with central hot and cold taps and shower over with folding screen, vanity wash hand basin with cupboard under and low level w.c., part tiled walls, laminate flooring, two upvc double glazed opaque windows to rear.

Outside

To the front of the property there is a driveway providing off road parking. There is a gate to front courtyard.

The rear garden is laid to patio, all enclosed by panel fencing.



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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Luard Way, Birch Colchester

- Semi Detached Family Home
- Two Receptions + Conservatory
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Popular Village Location

Tenure: Freehold EPC Rating: E



offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS119715 - 0006

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