



Lincoln Way, Colchester, CO1 2RL

welcome to

Lincoln Way, Colchester

This three bedroom semi detached family home is situated on the popular 'Riverside Development' on the east side of Colchester, offering excellent access to local schooling. Colchester's city centre is a short walk away, as well as St Botolphs train station with links to London Liverpool Street.



This well presented semi detached family home is situated in Lincoln Way on the Riverside estate, within walking distance of the Castle Park and city centre.

Ground floor accommodation comprises entrance hall, living room, dining room (garage conversion), cloakroom and kitchen/breakfast room. The first floor offers three good size bedrooms and a family bathroom.

Externally there is off road parking for several cars and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, radiator, wooden flooring, built-in storage cupboard under stairs, doors to:

Cloakroom

Low level w.c., wash hand basin, tiled floor, window to rear.

Lounge

17' 6" x 10' 7" (5.33m x 3.23m)

Upvc double glazed window to front, wooden flooring, radiator, open to:

Dining Room/Garage Conversion

16' 4" x 6' 9" (4.98m x 2.06m)

Upvc double glazed window to front, radiator, wooden flooring.

Kitchen / Breakfast Room

19' 1" max x 6' 9" max (5.82m max x 2.06m max)

Range of modern white matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, inset eye level cooker, four ring gas hob with extractor fan over, space for washing machine, space for fridge/freezer, tiled floor, breakfast bar, radiator, upvc double glazed window to rear, upvc double glazed double doors to rear.

First Floor Accommodation

Landing

Two storage cupboards, loft access, carpet, upvc double glazed window to side, doors to:

Bedroom One

12' 6" max x 11' 5" max (3.81m max x 3.48m max)

Upvc double glazed window to front, radiator, carpet, built-in wardrobes.

Bedroom Two

12' 1" max x 9' 8" max (3.68m max x 2.95m max)

Upvc double glazed window to rear, radiator, storage cupboards, carpet.

Bedroom Three

11' 5" x 6' 7" (3.48m x 2.01m)

Upvc double glazed window to front, radiator, carpet.

Bathroom

Modern white suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash hand basin, tiled walls, tiled floor, radiator, half window to rear.

Outside

The property benefits from a driveway providing off road parking for several cars.

The rear garden is laid to patio and lawn, all enclosed by panel fencing. Rear access gate.



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welcome to

Lincoln Way, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom & Family Bathroom
- Off Road Parking For Several Cars
- Enclosed Rear Garden
- Close To City Centre & Train Station

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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:
CCS119553 - 0002

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