



**Prince Philip Road, Colchester, CO2 8NT**



**welcome to**

**Prince Philip Road, Colchester**

This beautifully presented semi detached house is situated on the south side of Colchester offering good access to local shops and amenities. The property is located around 2 miles from the city centre and Colchester town train station.



**Early viewing is advised of this lovely family home which benefits from spacious and well presented accommodation throughout.**

**Ground floor accommodation comprises entrance hall, cloakroom, kitchen/diner and 22 ft light and airy lounge with doors onto the garden. The first floor offers three bedrooms and a modern family bathroom.**

**Externally there is driveway parking and a large enclosed rear garden.**

#### **Entrance Door To:**

##### **Entrance Hall**

Stairs to first floor, boiler, two radiators, under stairs storage.

##### **Cloakroom**

Low level w.c., wash hand basin, radiator, double glazed window to front.

##### **Lounge**

22' 4" x 10' 7" max ( 6.81m x 3.23m max )  
Double glazed windows and door to rear, wooden flooring, radiator, feature gas fireplace.

##### **Kitchen / Diner**

12' 4" max x 12' 3" max ( 3.76m max x 3.73m max )  
Range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, space for appliances, four ring gas hob with extractor over, radiator, tiled floor, double glazed window to front, ceiling spotlights.

#### **First Floor Accommodation**

##### **Landing**

Carpet, access to loft (fully boarded), double glazed window to front, doors to:

##### **Bedroom One**

10' 7" x 9' 10" to front of wardrobe ( 3.23m x 3.00m to front of wardrobe )  
Double glazed window to rear, built-in wardrobe, built-in cupboard, carpet, radiator.

##### **Bedroom Two**

10' 7" x 10' ( 3.23m x 3.05m )  
Double glazed window to rear, radiator, carpet.

##### **Bedroom Three**

12' 5" x 6' 10" max ( 3.78m x 2.08m max )  
Double glazed window to front, carpet, radiator.

##### **Family Bathroom**

Panel enclosed bath with shower over, low level w.c., wash hand basin, laminate flooring, double glazed window to front.

##### **Outside**

To the front of the property there is a paved driveway providing off road parking, Side access gate to rear.

There is a generous rear garden which is mainly laid to lawn with large patio seating area, all enclosed by panel fencing.



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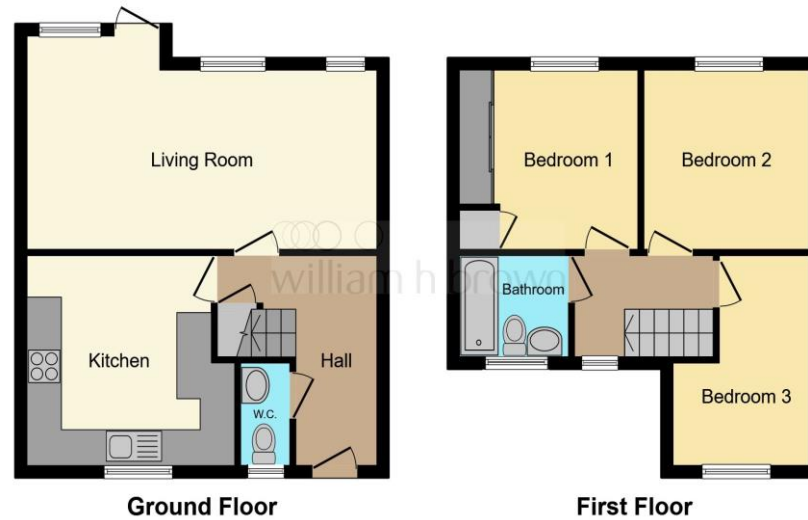
## Prince Philip Road, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Large Enclosed Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in excess of

**£325,000**



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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