



Harsnett Road, Colchester, CO1 2HS

welcome to

Harsnett Road, Colchester

Offered with NO ONWARD CHAIN, this Victorian character semi detached family home is situated on the east side of Colchester, offering excellent access to Old Heath Recreation Ground, local shops and amenities, the city centre and Colchester town train station.



Early viewing is advised of this lovely semi detached house offering plenty of charm and character with features such as cast iron fireplaces and wooden flooring.

Ground floor accommodation comprises entrance hall, living room, separate sitting room/dining room, kitchen/breakfast room and a cloakroom.

The first floor offers four bedrooms and a modern four piece family bathroom.

Externally there is an enclosed rear garden and the added benefit of covered off road parking.

Entrance Door To:

Entrance Hall

With stairs to first floor, under stairs storage, doors to:

Living Room

13' 3" max into bay recess x 12' 10" max (4.04m max into bay recess x 3.91m max)

Feature cast iron fireplace with marble surround, wooden flooring, double glazed bay window to front, radiator.

Sitting Room / Dining Room

14' 9" max x 10' 10" max (4.50m max x 3.30m max)

Feature cast iron fireplace with surround and tiled hearth, wooden flooring, double glazed French doors to rear giving access to garden, radiator.

Kitchen / Breakfast Room

20' 11" max x 10' max (6.38m max x 3.05m max)

Comprehensive range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob, decorative tiled splashback, space for appliances, tiled floor, radiator, double glazed windows to side and rear, double glazed door to side leading to garden, door to:

Cloakroom

W.C., wash hand basin, tiled flooring.

First Floor Accommodation

Landing

With doors to:

Bedroom One

14' 8" max x 11' 10" max (4.47m max x 3.61m max)

Large double glazed window to rear, wooden flooring, radiator.

Bedroom Two

10' x 9' 7" (3.05m x 2.92m)

Double glazed window to rear, wooden flooring, radiator.

Bedroom Three

13' 1" max x 6' 3" (3.99m max x 1.91m)

Double glazed window, laminate wood flooring, radiator.

Bedroom Four

10' 2" max x 9' 1" max (3.10m max x 2.77m max)

Double glazed window to front, laminate wood flooring, radiator.

Bathroom

Modern white four piece suite comprising panel enclosed bath, separate shower cubicle, W.C. and wash hand basin, tiled floor, radiator, double glazed frosted window.

Outside

To the front there is gated access to a covered off road parking area.

There is a low maintenance garden with shed, 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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welcome to

Harsnett Road, Colchester

- NO ONWARD CHAIN
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Four Bedrooms
- Modern Four Piece Bathroom
- Covered Parking & Enclosed Garden

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

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120950 - 0002

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