



Military Road, Colchester, CO1 2AD

welcome to

Military Road, Colchester

This three bedroom detached house is situated within close proximity of the city centre and town train station. The property could be an ideal investment opportunity or family home and offers spacious accommodation throughout.



Early viewing is advised of this detached house conveniently situated for access to amenities and transport links. The ground floor benefits from entrance hall, 23 ft lounge/diner, kitchen/breakfast room,

Entrance Door To:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, doors to:

Lounge / Diner

23' 4" max into bay x 13' 7" max (7.11m max into bay x 4.14m max)

Upvc double glazed bay window to front, upvc double glazed doors to rear garden, two radiators, wood effect flooring.

Kitchen / Breakfast Room

12' 10" x 8' 11" (3.91m x 2.72m)

Upvc double glazed window to rear and door to side, range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, space for tall fridge/freezer, space for washing machine, wood effect flooring, radiator.

First Floor Accommodation

Landing

With doors to:

Bedroom One

13' 9" x 10' 11" (4.19m x 3.33m)

Upvc double glazed window to front, radiator, wood effect flooring.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

Upvc double glazed window to rear, radiator, wood effect flooring.

Bedroom Three

12' 9" x 8' 11" (3.89m x 2.72m)

Upvc double glazed window to rear, radiator, wood effect flooring.

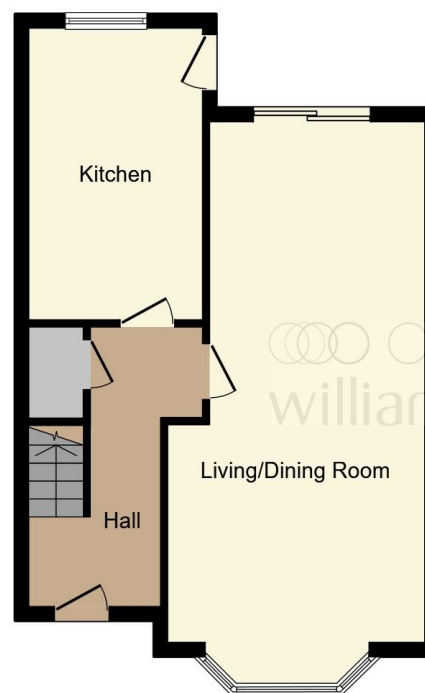
Bathroom

White suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin set into vanity unit, tiled walls, tiled floor, radiator, upvc double glazed window to front.

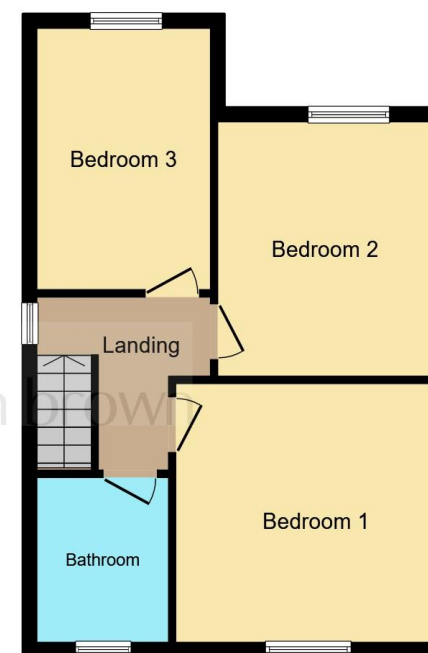
Outside

There is a mature rear garden which is enclosed by panel fencing.

There is a driveway providing off road parking,



Ground Floor



First Floor

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 Military Road, Colchester

- Detached House
- Spacious Living Accommodation
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Close To City Centre & Train Station

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS119632 - 0003

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk