



Meyrick Crescent, Colchester, CO2 7QX

welcome to

Meyrick Crescent, Colchester

This modern and well presented home is situated just a short walk from Colchester town train station and the city centre. The property is also located within close proximity of a local CO-OP store, St Johns Green primary school, as well as Abbeyfield recreation ground & medical centre.



This well presented home is situated on the south side of Colchester, offering excellent access to amenities and transport links.

The ground floor benefits from spacious lounge/diner, modern kitchen/breakfast room and rear lobby leading to modern four piece family bathroom.

The first floor offers three good size bedrooms.

Externally there is an enclosed rear garden which is perfect for relaxing in and there is on street parking available.

Entrance Door To:

Lounge / Diner

19' 9" max x 14' 10" max (6.02m max x 4.52m max)
Herringbone laminate wood flooring, two radiators, stairs to first floor, upvc double glazed window to front, door to:

Kitchen / Breakfast Room

13' 11" max x 12' 4" max (4.24m max x 3.76m max)
Modern range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, integrated oven and grill, inset electric hob with extractor over, space for large American style fridge/freezer, radiator, feature lighting, upvc double glazed windows to side and rear, tiled floor, door to:

Rear Lobby

Built-in cupboard, external door to side, door to:

Bathroom

Modern four piece suite comprising modern style bath tub, low level w.c., separate shower unit and wash hand basin set into vanity unit, tiled floor, radiator, tiled walls, obscure double glazed window to rear, boiler.

First Floor Accommodation

Landing

Carpet, loft access, doors to:

Bedroom One

14' 1" x 10' 9" (4.29m x 3.28m)
Two upvc double glazed windows to front, radiator, carpet.

Bedroom Two

13' 11" x 8' 10" (4.24m x 2.69m)
Upvc double glazed window to rear, radiator, carpet.

Bedroom Three

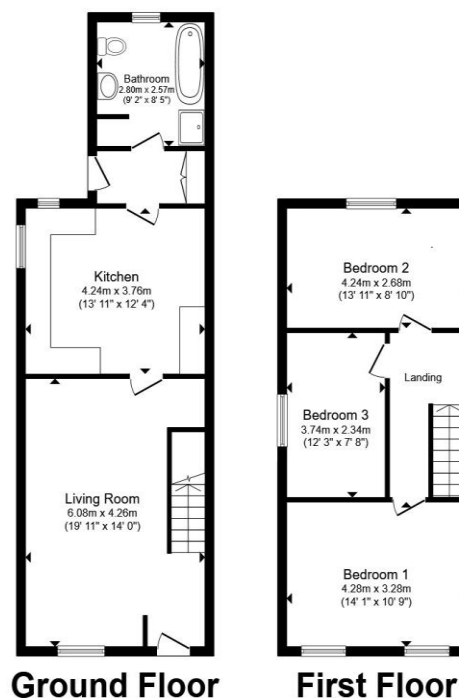
12' 3" x 7' 8" (3.73m x 2.34m)
Upvc double glazed window to side, radiator, carpet,

Outside

To the front of the property there is a shingled area, enclosed by picket fencing, with pathway leading to entrance door.

The rear garden comprises of lawn, pebble and patio sections with pathway to rear and summer house and further storage shed, all enclosed by panel fencing.

There is on street parking available.



Total floor area 95.5 m² (1,028 sq.ft.) approx

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.propertybox.io


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welcome to

Meyrick Crescent, Colchester

- Modern & Well Presented Family Home
- Spacious Living Accommodation
- Modern Kitchen & Bathroom
- Three First Floor Bedrooms
- Enclosed Rear Garden
- Close To City Centre & Station

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121071 - 0002

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