



King George Road, Colchester, CO2 7PG

welcome to

King George Road, Colchester

This three bedroom semi detached house is situated on the south side of Colchester, within 1 mile of Colchester town train station and the city centre. The property is also located within close proximity of Abbey Fields recreation ground and local schools.



Early viewing is advised of this spacious family home conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, cloakroom, lounge and kitchen/diner. The first floor offers three good size bedrooms and a family bathroom.

Externally there is an enclosed rear garden with two brick built outbuildings and a driveway providing off road parking.

Entrance Porch

With door to:

Hallway

Wood flooring, radiator, cupboard, stairs to first floor, door to:

Lounge

14' 7" x 10' 11" + bay recess (4.45m x 3.33m + bay recess)
Wooden flooring, upvc double glazed bay window to front, radiator.

Kitchen / Diner

18' 6" max x 10' max (5.64m max x 3.05m max)
Wooden flooring, range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, spaces for washing machine and fridge, radiator, double glazed window and French doors to rear, door to:

Rear Lobby

With external door to front and internal doors to Cloakroom, storage cupboard and further Storage Room measuring 8'2 x 6'7 with window to rear.

Cloakroom

Low level w.c., wash hand basin, boiler, wooden flooring.

First Floor Accommodation

Landing

Carpet, loft access, upvc double glazed window, two cupboards, doors to:

Bedroom One

14' 9" x 8' 7" max + built-in cupboard (4.50m x 2.62m max + built-in cupboard)

Upvc double glaze window to rear, carpet, radiator, built-in wardrobe cupboard.

Bedroom Two

11' 11" max x 11' 1" + wardrobe recess (3.63m max x 3.38m + wardrobe recess)

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

Bedroom Three

9' 3" max x 8' max (2.82m max x 2.44m max)

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

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, heated towel rail, tiled walls, tiled floor, upvc double glazed window to rear.

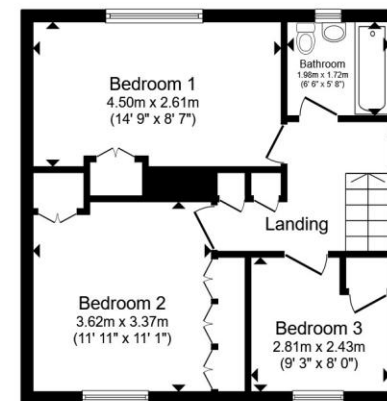
Outside

The rear garden is laid to lawn with lovely decked seating area, all enclosed by panel fencing. The property benefits from two brick built outbuildings for storage.

There is a driveway providing off street parking.



Ground Floor



First Floor

Total floor area 97.6 m² (1,051 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

King George Road, Colchester

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

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS116408 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk