



**Scarletts Road, Colchester, CO1 2HA**

**welcome to**

## **Scarletts Road, Colchester**

This charming three bedroom semi detached family home is situated off Old Heath Road on the popular Scarletts Road, offering excellent access to local amenities and Old Heath Recreation Ground. Colchester's city centre and town train station area are also around 1 mile away.



**This lovely semi detached house is conveniently situated for access to amenities, schools, transport links and green spaces. The property offers well presented and spacious accommodation throughout, character features and could be ideal for the growing family.**

**Ground floor accommodation comprises entrance hall, spacious open plan lounge and dining room/sitting room with two feature fireplaces and wooden flooring, light and airy kitchen and sun room with access to the garden.**

**The first floor offers three bedrooms and a family bathroom.**

**Externally there is a low maintenance enclosed rear garden and on road parking.**

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

#### **Entrance Hall**

Stairs to first floor, door to:

#### **Lounge**

11' 5" x 10' 11" max ( 3.48m x 3.33m max )

Feature brick fireplace with log burner, wood flooring, square arch to Sitting Room, door to Kitchen.

#### **Sitting Room**

10' 10" x 10' 3" max ( 3.30m x 3.12m max )

Feature brick fireplace, wood flooring, double glazed sash window to front.

#### **Kitchen**

13' 8" max x 9' max ( 4.17m max x 2.74m max )

Upvc double glazed window to side, range of base and eye level units, wood work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, space for appliances, wood flooring, leading to:

#### **Sun Room**

12' 2" x 8' ( 3.71m x 2.44m )

Upvc double glazed windows and doors to garden, laminate wood flooring, radiator, wall lights.

#### **First Floor Accommodation**

#### **Landing**

Doors to:

#### **Bedroom One**

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

Two upvc double glazed sash windows to front, wood flooring, radiator.

#### **Bedroom Two**

11' 5" x 9' 5" ( 3.48m x 2.87m )

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

#### **Bedroom Three**

8' 10" max x 5' 11" max ( 2.69m max x 1.80m max )

Upvc double glazed sash window to rear, laminate wood flooring, radiator, built-in cupboard,

#### **Family Bathroom**

Wood panel enclosed bath with shower over, wash hand basin with cupboard under, low level w.c., wood flooring, upvc double glazed opaque windows to side.

#### **Outside**

There is a low maintenance rear garden which is mainly laid to patio with mature garden area to the rear with shed, all enclosed by panel fencing.

There is on road parking available.



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](http://www.focalagent.com)



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## welcome to Scarletts Road, Colchester

- Semi Detached House
- Spacious Reception Areas
- Kitchen & Sun Room
- Three Bedrooms
- First Floor Family Bathroom
- Enclosed Rear Garden
- Walk To City Centre, Station & Recreation Ground

Tenure: Freehold EPC Rating: E

# £300,000



Please note the marker reflects the  
postcode not the actual property

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