



Harwich Road, Colchester, CO4 3DD

welcome to

Harwich Road, Colchester

£270,000-£280,000 Guide Price. This charming *SEMI-DETACHED HOUSE* is *WELL-PRESENTED THROUGHOUT* making the ideal home for *FIRST TIME BUYERS* and growing families. Situated in a *POPULAR LOCATION* the property is convenient for *LOCAL SCHOOLS*, various shops, *BUS ROUTES* and the A12/A120.



Entrance

The property is entered via the front door with double glazed insets leading to:

Living Room

11' 4" x 10' 10" max (3.45m x 3.30m max)

Double glazed window to the front aspect, chimney breast with gas fireplace feature, radiator and a door leading to:

Lobby

Stairs rising to the first floor and a doorway leading to:

Dining Room

11' 4" x 10' 4" max (3.45m x 3.15m max)

Double glazed window to the rear aspect, chimney breast with gas fireplace feature, built-in under-stairs cupboard (housing the boiler and electric meter) and a door leading to:

Kitchen

11' 10" x 6' 6" (3.61m x 1.98m)

Double glazed French style doors opening onto the rear garden, two double glazed windows to the side aspect, single sink and drainer inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a dishwasher.

First Floor Landing

Double glazed window to the side aspect, exposed wooden flooring and doors leading to;

Bedroom One

11' 4" x 10' 10" max (3.45m x 3.30m max)

Double glazed window to the front aspect, chimney breast, built-in cupboard (with access to the loft), radiator and exposed wooden flooring.

Bedroom Two

11' 4" x 10' 6" max (3.45m x 3.20m max)

Double glazed window to the rear aspect, chimney breast with period style fireplace feature, radiator, exposed wooden flooring and a door leading to:

Shower Room

Obscure double glazed window to the rear aspect, obscure glazed window to the side aspect, shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, heated towel rail and part tiled walls.

External Wc

The external WC is attached to the rear of the property with a low level WC.

Rear Garden

The generous rear garden is mainly laid to artificial lawn with a paved patio area, wooden shed, timber built summer house/man cave (with power and lighting), fish pond, external power points, boxed gas meter to the side and further access via the front gate and side pathway.



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welcome to

Harwich Road, Colchester

- Two Double Bedrooms
- Charming Semi-Detached House
- Lounge and Separate Dining Room
- First Floor Shower Room
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

guide price

£270,000-£280,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CSJ108981 - 0003

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