



Harwich Road, COLCHESTER, CO4 3DB

welcome to

Harwich Road, COLCHESTER

This charming SEMI-DETACHED HOUSE offers CHARACTERFUL ACCOMMODATION and is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SCHOOLS, various shops and the A12/A120. Early viewing is highly recommended.



Entrance

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

Dining Room

11' 6" x 11' 6" max (3.51m x 3.51m max)

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

Living Room

14' 2" x 11' 6" max (4.32m x 3.51m max)

Double glazed window to the rear aspect, chimney breast with open fireplace feature, built-in understairs cupboard, radiator, stairs rising to the first floor and a door leading to:

Kitchen

12' 10" x 6' 6" (3.91m x 1.98m)

Double glazed side door to the rear garden, double glazed windows to the rear and side aspects, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of white high-gloss wall and floor mounted matching cupboards and drawers (housing the Ideal Classic boiler), built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, radiator and inset spotlights.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

11' 8" x 11' 4" max (3.56m x 3.45m max)

Double glazed window to the front aspect, chimney breast, period style fireplace feature and a radiator.

Bedroom Two

11' 4" x 8' 6" max (3.45m x 2.59m max)

Double glazed window to the rear aspect, chimney breast, period style fireplace feature, two built-in cupboards and a radiator.

Bathroom

Double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The generous rear garden is mainly laid to lawn with a paved patio, wooden shed to the rear and further access via the front gate and side path.



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welcome to

Harwich Road, COLCHESTER

- Two Double Bedrooms
- Semi-Detached Character House
- Lounge and Separate Dining Room
- Well-Appointed High-Gloss Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109703 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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