



**Alderton Road, Colchester, CO4 0BX**



**welcome to**

**Alderton Road, Colchester**

This fantastic *\*END-TERRACE FAMILY HOUSE\** is well-presented throughout making the *\*PERFECT HOME FOR GROWING FAMILIES\**. Situated in a *\*POPULAR LOCATION\** the property is convenient for *\*LOCAL SCHOOLS\**, various shops, *\*BUS ROUTES\** and the A12/A120. An early viewing is highly recommended.



### **Entrance**

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

### **Hallway**

Radiator, stairs to the first floor and a door leading to:

### **Living Room**

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

### **Kitchen / Dining Room**

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, wall-mounted boiler, built-in walk-in understairs cupboard (with obscure double glazed window to the side aspect), radiator and laminate flooring.

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft (with loft ladder), built-in cupboard and doors leading to;

### **Bedroom One**

Double glazed window to the rear aspect and a radiator.

### **Bedroom Two**

Double glazed window to the front aspect and a radiator.

### **Bedroom Three**

Double glazed window to the front aspect and a radiator.

### **Family Bathroom**

Obscure double glazed window to the rear aspect, Jacuzzi bath with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low flush WC, radiator, inset spotlights and part tiled walls.

### **Rear Garden**

The generous rear garden is mainly laid to lawn with a decked patio area, a wooden shed and further access via the front gate and side path (with additional gated access for adjacent neighbouring properties).

### **Parking**

The shingled driveway can be found to the front of the property providing off road parking.



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## **Alderton Road, Colchester**

- Three Bedrooms
- End-Terrace Family House
- Kitchen/Dining Room
- Generous Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109845 - 0003

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