



**39 Bedford Road  
Colchester, Essex**

**DAVID  
BURR**





# 39 Bedford Road, Colchester, Essex, CO4 5LS

Colchester is famous for being the first Roman City and every era since – from Saxon, Norman, Medieval, Tudor, Stuart, Georgian, Victorian and the modern have left their mark. This vibrant town offers extensive amenities, is bypassed by the A12 and has two stations providing a commuter service to London Liverpool St Station.

A four bedroom (one en-suite) detached property understood to date from the 1980s enjoying an attractive position, abutting High Woods Country Park and located on the well-regarded north western fringe of Colchester. Lying within convenient reach of the A12 trunk road, Colchester North Station and the recently developed Northern Gateway Leisure Park, the property offers an accommodation schedule of approximately 1,250sq ft arranged via two reception rooms over two floors. Whilst I think it is fair to suggest the property would benefit from a degree of modernisation/updating, it nonetheless offers generously proportioned reception space with an easterly aspect and views towards the country park. Further benefits to the property includes off-street parking via a driveway and an understanding that a number of neighbouring properties have created gated access from the rear boundary onto the country park.

## **A four-bedroom detached property understood to date from the 1980s arranged via two reception rooms requiring a degree of modernisation/updating abutting High Woods country park.**

UPVC clad grained effect security door opening to:

**ENTRANCE HALL: 14' 3" x 6' 2"** (4.35m x 1.88m) With staircase off rising to first floor, door to useful understairs storage recess, dado rail and skirting. Door opening to:

**SITTING ROOM/DINING ROOM: 22' 10" x 14' 0"** (6.97m x 4.26m)  
A versatile, dual aspect reception room with leaded light, UPVC framed window range to front, sliding panel glazed patio door affording a dual aspect across the east facing rear gardens. Stripped wood effect patterned flooring throughout and oak door to:

**SNUG/STUDY: 15' 2" x 7' 10"** (4.63m x 2.39m) A versatile room converted from the original garage with leaded light casement window range to front and half height panel glazed door to rear.

**KITCHEN: 9' 3" x 8' 6"** (2.81m x 2.59m) Fitted with a range of base units with a stainless steel single sink unit, mixer tap above and casement

window range to rear. Space for appliances including an oven with hob above, fridge/freezer and washing machine/dishwasher. Full height pantry store, half height panel door to outside and range of LED spotlights. Casement window to rear affording an easterly aspect across the gardens.

### **First floor**

**LANDING:** With casement window range to front, hatch to loft and door to linen store housing water cylinder with useful fitted shelving. Door to:

**BEDROOM 1: 13' 3" (10' 2") x 7' 10"** (4.05m (narrowing to 3.11m) x 2.38m) With casement window range to rear affording an aspect across the gardens and country park beyond. Fitted wardrobe unit and door to:

**EN-SUITE SHOWER ROOM: 4' 11" x 4' 11"** (1.50m x 1.50m) Fitted with ceramic WC, wash hand basin and separately screened shower with shower attachment. Obscured glass window to front.



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**BEDROOM 2: 12' 1" x 9' 8"** (3.68m x 2.95m) With casement window range to rear affording views across the gardens and country park beyond.

**BEDROOM 3: 9' 9" x 9' 7"** (2.98m x 2.93m) With casement window range to front and door to fitted wardrobe with attached hanging rail.

**BEDROOM 4: 8' 11" x 8' 6"** (2.71m x 2.59m) With casement window range to front and door to fitted wardrobe.

**FAMILY BATHROOM: 8' 2" x 5' 7"** (2.49m x 1.69m) Fitted with ceramic WC, glass oval wash hand basin and jacuzzi bath with tiling above. Obscured glass window range to rear.

## Outside

The property is situated on Bedford Road, approached via a concrete driveway with tandem parking for one-two vehicles. Gated side access is provided to the rear gardens which are arranged via a central expanse of lawn with established border planting, leylandii hedging, mature tree line to rear and ample space for terracing/external seating areas.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Pending report. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///homes.claps.relay

**LOCAL AUTHORITY:** Colchester City Council, Town Hall, High Street, Colchester, Essex, CO3 3WG (01206 282222) **BAND:** D.

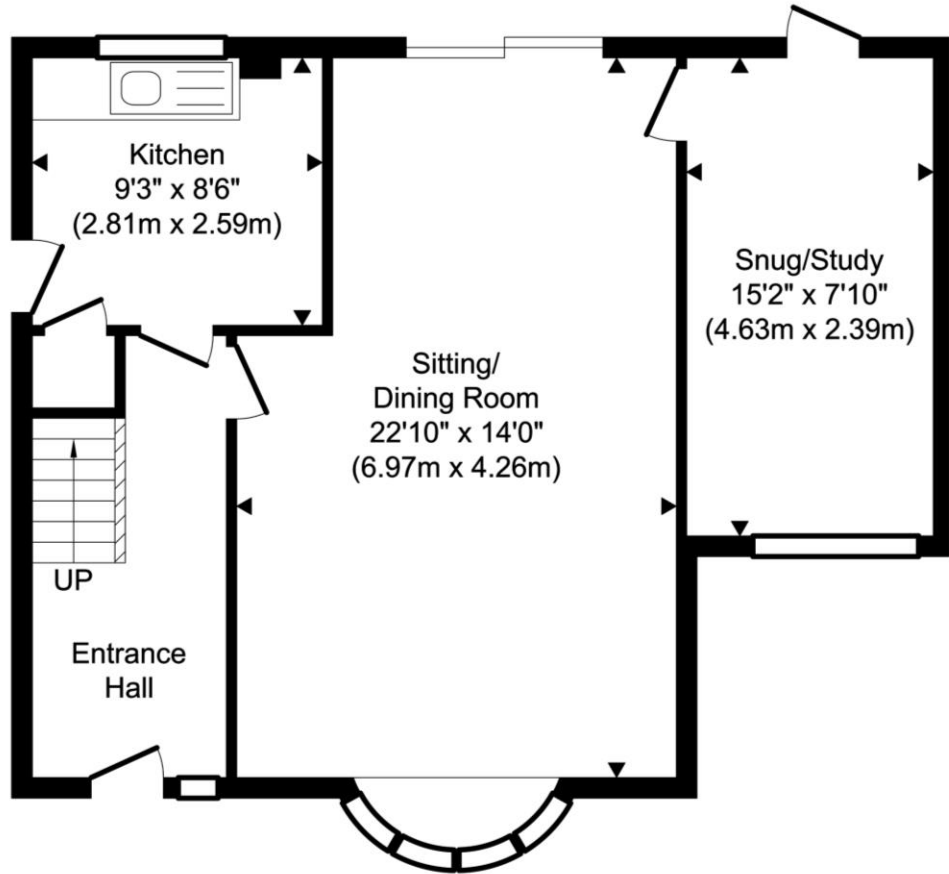
**BROADBAND:** Up to 53 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

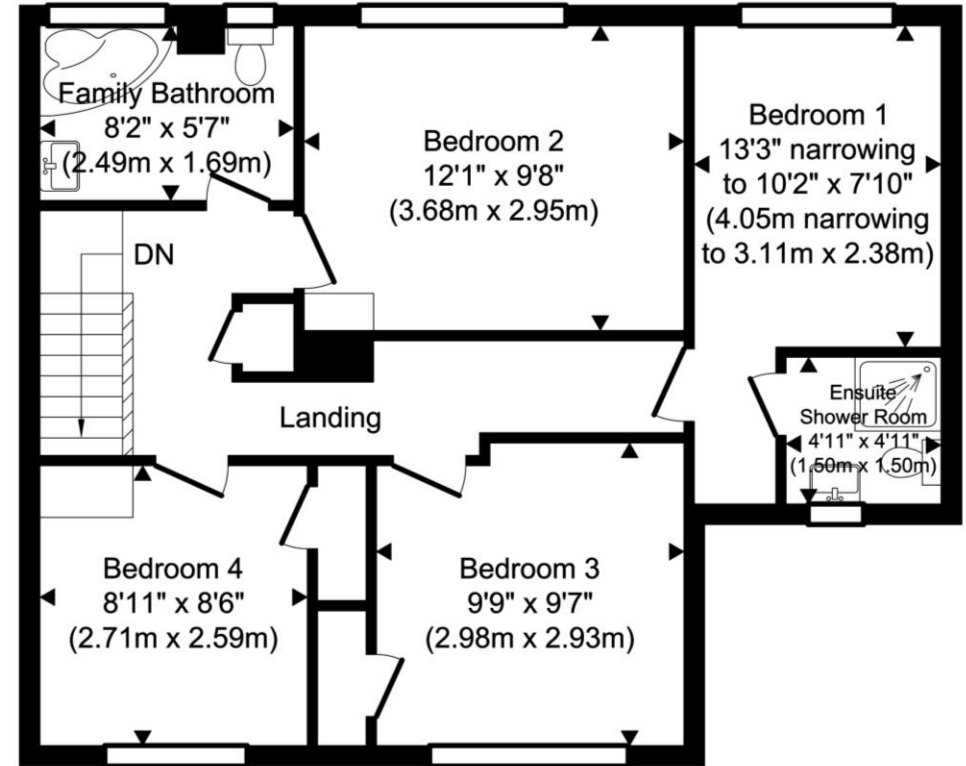
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

# 39 Bedford Road, Colchester, Essex, CO4 5LS



Ground Floor  
Approximate Floor Area  
603.20 sq. ft.  
(56.04 sq. m)



First Floor  
Approximate Floor Area  
592.23 sq. ft.  
(55.02 sq. m)

TOTAL APPROX. FLOOR AREA 1195.44 SQ.FT. (111.06 SQ.M.)

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