



Colcot Road, ##Invalid £390,000

- COUNCIL TAX BAND - F
- LARGER THAN AVERAGE REAR GARDEN
potential to extend/build further stpp
- FIVE BEDROOMS
- POTENTIAL TO CREATE SELF-CONTAINED ANNEX
- MULTIPLE RECEPTION ROOMS
- EPC Rating: D



 5  3  1



About the property

DRIVEWAY FOR MULTIPLE VEHICLES - LARGER THAN AVERAGE REAR GARDEN - POTENTIAL TO DEVELOP **stpp** - Comprising of hallway, living room, dining room, kitchen, reception room, additional reception room/ 5th bedroom, 1st floor landing, 2 bedrooms and shower room, 2nd floor landing, 2 bedrooms.

Accommodation

Entrance

Enter via UPVC door, fitted carpet, power points, radiator, stairs ascending to 1st floor.

Living Room

13' 5" Max x 11' 9" Max (4.09m Max x 3.58m Max)

T.V. point, power points, radiator, carpet, bay window to front aspect.

Dining Room

13' 5" Max x 11' 7" Max (4.09m Max x 3.53m Max)

T.V. point, power points, radiator, wood block flooring, wide glazed door to rear garden.

Kitchen

21' 3" x 7' 9" (6.48m x 2.36m)

Matching wall and base units with complimentary work tops, power points, space for utilities, space for breakfast table, window to rear aspect, doors leading into the extended area of property.



Reception Room

11' 7" x 8' 1" (3.53m x 2.46m)

Carpet, power points radiator, window to front, open plan to rear extension. *Angled Room* Steps down to Reception Room/ Bedroom. *IDEAL SELF CONTAINED ANNEX* *HOME OFFICE*

Reception Room/ Bedroom Five

16' 6" x 10' 9" (5.03m x 3.28m)

T.V. point, power points, radiator, window to rear aspect, door leading to Rear Garden. *IDEAL SELF CONTAINED ANNEX* *HOME OFFICE*

First Floor Landing

Carpet, power points, window to side, stairs ascending to 2nd floor.

Bedroom One

11' 4" Max x 10' 8" Max (3.45m Max x 3.25m Max)

Carpet, power points, radiator, window to rear aspect overlooking garden.

Bedroom Two

12' 9" Max x 9' 8" Max (3.89m Max x 2.95m Max)

Carpet, power points, radiator, bay window to front aspect.

Shower Room

W.C., wash hand basin, shower, splash back tiled areas, radiator, window to rear aspect.

Second Floor Landing

Carpet.

Bedroom Three

12' 5" plus storage in eaves x 8' 9" (3.78m plus storage in eaves x 2.67m)

Carpet, power points, window to rear, deep storage in the eaves.

Bedroom Four

12' 8" plus storage in the eaves x 8' 7" (3.86m plus storage in the eaves x 2.62m)

Carpet, power points, window to rear, deep storage in the eaves.

Outside

To The Front

Driveway for multiple vehicles.

To The Rear

Larger than average rear garden with potential to extend / build on further *stob*. Mainly laid to lawn. complimentary shrubs and trees.

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Floorplan



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