



## Delamere Road, Colchester

A beautifully presented three bedroom 1970s semi detached home. With a 20ft reception room opening onto the garden, and a landscaped sunny garden, as well as a garage, this family home truly wants for nothing.

Guide price £340,000

# Delamere Road

Colchester, CO4



- 3 bedrooms
- Landscaped sunny garden
- Guide Price £350,000 - £375,000
- 20 ft reception room
- Off street parking
- Downstairs WC
- Garage

## The Property

On entering the property you pass into an entrance hall with access to the downstairs guest cloakroom and living/dining area. The large living room extends over 20 foot and has a sliding door to seamlessly link the garden to the inside, perfect for entertaining. An under stair storage cupboard ensures a clutter free environment.

The separate kitchen is a good size with a large window overlooking the garden as well as a door onto the garden. The kitchen provides ample worktop and storage space with white cabinetry and wooden style worktops.

Upstairs, you will find three bedrooms and a bathroom with a separate WC. Bedroom 1 has built in wardrobes giving plentiful storage options. Bedroom 2, to the front of the property, also has built in storage. The bathroom has a bath, basin and walk in shower and there is a separate room housing the WC. Adjacent to the bathroom is bedroom 3 which has pretty garden views.

## The Outside

This well presented 1970s semi-detached home is set behind a paved driveway providing off street parking, as well as a garage.

To the rear is a generously sized sunny garden with a paved patio area perfect for outside dining as well as a large area laid to lawn. Fencing provides privacy whilst manicured flowerbeds with a mix of herbaceous and perennial plants border the lawn offering a beautiful outside entertaining space that is easy to maintain.

## The Area

Within easy reach of Colchester's town centre, this house is within striking distance of the many eateries, bars and shops that Colchester has to offer as well as being close by to the University of Essex. There are plentiful bus routes, and the rail station is only a short drive away where there are trains to London. Within the close vicinity, there are good nursery schools, primary schools and secondary schools. A short drive away and there are ample countryside walks and quaint towns and villages to explore.

## Further Information

Tenure - Freehold

Council - Colchester

Band - C

Property Construction - Brick

Gas, Water and Electricity Mains

Sellers position - need to secure an onward purchase



# Floor Plan

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating															
Current	Potential	Current	Potential														
<table border="1"> <tr><td>(82-91) A</td></tr> <tr><td>(69-81) B</td></tr> <tr><td>(55-68) C</td></tr> <tr><td>(39-54) D</td></tr> <tr><td>(21-38) E</td></tr> <tr><td>(1-20) F</td></tr> <tr><td>(1-20) G</td></tr> </table>	(82-91) A	(69-81) B	(55-68) C	(39-54) D	(21-38) E	(1-20) F	(1-20) G	84	<table border="1"> <tr><td>(82 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-81) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>	(82 plus) A	(81-91) B	(69-81) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	
(82-91) A																	
(69-81) B																	
(55-68) C																	
(39-54) D																	
(21-38) E																	
(1-20) F																	
(1-20) G																	
(82 plus) A																	
(81-91) B																	
(69-81) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>															
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>															
England & Wales		England & Wales															