

Recreation Road, Colchester
CO1 2HE
£340,000 Freehold

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **THREE BEDROOM CHARACTER HOME**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **GARDEN ROOM**
- **FAMILY BATHROOM**
- **MATURE THREE TIERED GARDEN**
- **ORIGINAL FEATURES**
- **OPPOSITE RECREATION PARK**
- **CLOSE TO CITY CENTRE**
- **GREAT ACCESS TO TRANSPORT LINKS**

**** A RARE OPPURTUNITY TO BUY A CHARACTER FAMILY HOME IN A FABULOUS LOCATION ****

Town and Country Residential are delighted to present this charming end of terrace three bedroom house. This delightful property beautifully blends traditional character with comfortable living, making it an ideal residence for families and couples alike.

The heart of this home is undoubtedly its two reception rooms, each exhibiting high ceilings that add a sense of grandeur to the property. The lounge is adorned with a charming fireplace and box bay window, creating a warm and inviting space for relaxation. The dining room, also with high ceilings, is the perfect setting for hosting guests or spending quality time with family. The spacious kitchen and garden room complete the ground floor.

Up the stairs to the first floor you find three well-proportioned bedrooms. The first bedroom is a spacious double room featuring a box bay window, providing an abundance of natural light. The second bedroom is another double room with a soothing ambience, perfect for restful nights. The third bedroom is a cosy single room, ideal for a child's room or home office.

Stepping Outside, the property presents a three-tiered, mature garden, complete with a established shrubs, garden shed and patio. The garden, along with the beautiful view it offers, adds significant value to the property, making it an oasis of tranquillity right in your backyard. Conveniently located opposite a fabulous recreation park and close to the City Centre, mainline Train station with direct links to both London and Norwich making this house ideal for working families.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

uPVC partially glazed front door.

LOUNGE

13' 11" x 11' 0" (4.24m x 3.35m)

Box bay window to front, carpet flooring, centre & wall mounted lights, radiator, feature fireplace.

DINING ROOM

13' 2" x 11' 2" (4.01m x 3.40m)

Window to rear, carpet flooring, centre light, radiator, under stairs cupboard.

KITCHEN/BREAKFAST ROOM

15' 1" x 8' 7" (4.59m x 2.61m)

Patio door to garden room, tiled floor, centre light, radiator. Range of wall and base units incorporating a stainless steel sink/drainer with space for washing machine, fridge, freezer, and gas cooker, partially tiled walls and boiler.

GARDEN ROOM

8' 0" x 7' 4" (2.44m x 2.23m)

Windows to side and rear, French doors to rear, carpet flooring, wall mounted light.

FIRST FLOOR LANDING

Carpet flooring, radiator, airing cupboard.



BEDROOM ONE

13' 3" x 11' 3" (4.04m x 3.43m)

Box bay window to front, carpet flooring, centre light, radiator.

BEDROOM TWO

13' 2" x 8' 9" (4.01m x 2.66m)

Window to rear, carpet flooring, centre light, radiator.

BEDROOM THREE

8' 7" x 7' 7" (2.61m x 2.31m)

Window to rear, carpet flooring, centre light, radiator.

FAMILY BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

Obscured window to side, carpet flooring, centre light. Panelled bath with electric wall mounted shower over, low level WC and vanity unit, partially tiled walls.

EXTERIOR

FRONT

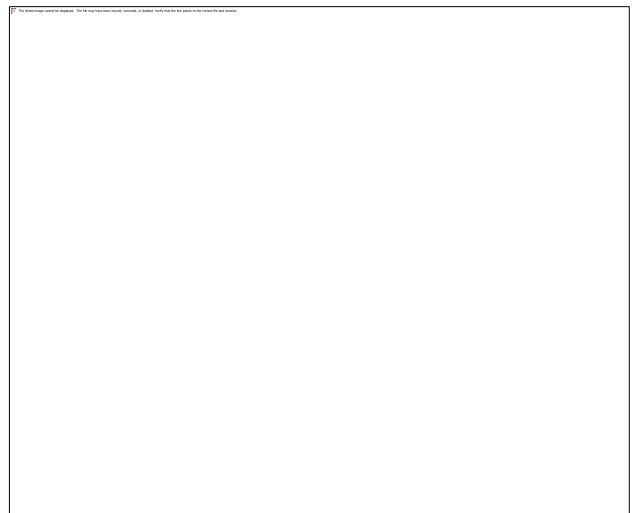
Dwarf wall to front encompassing hard landscaping and mature shrubs with a feature well, side access to rear which has access for neighbouring properties.

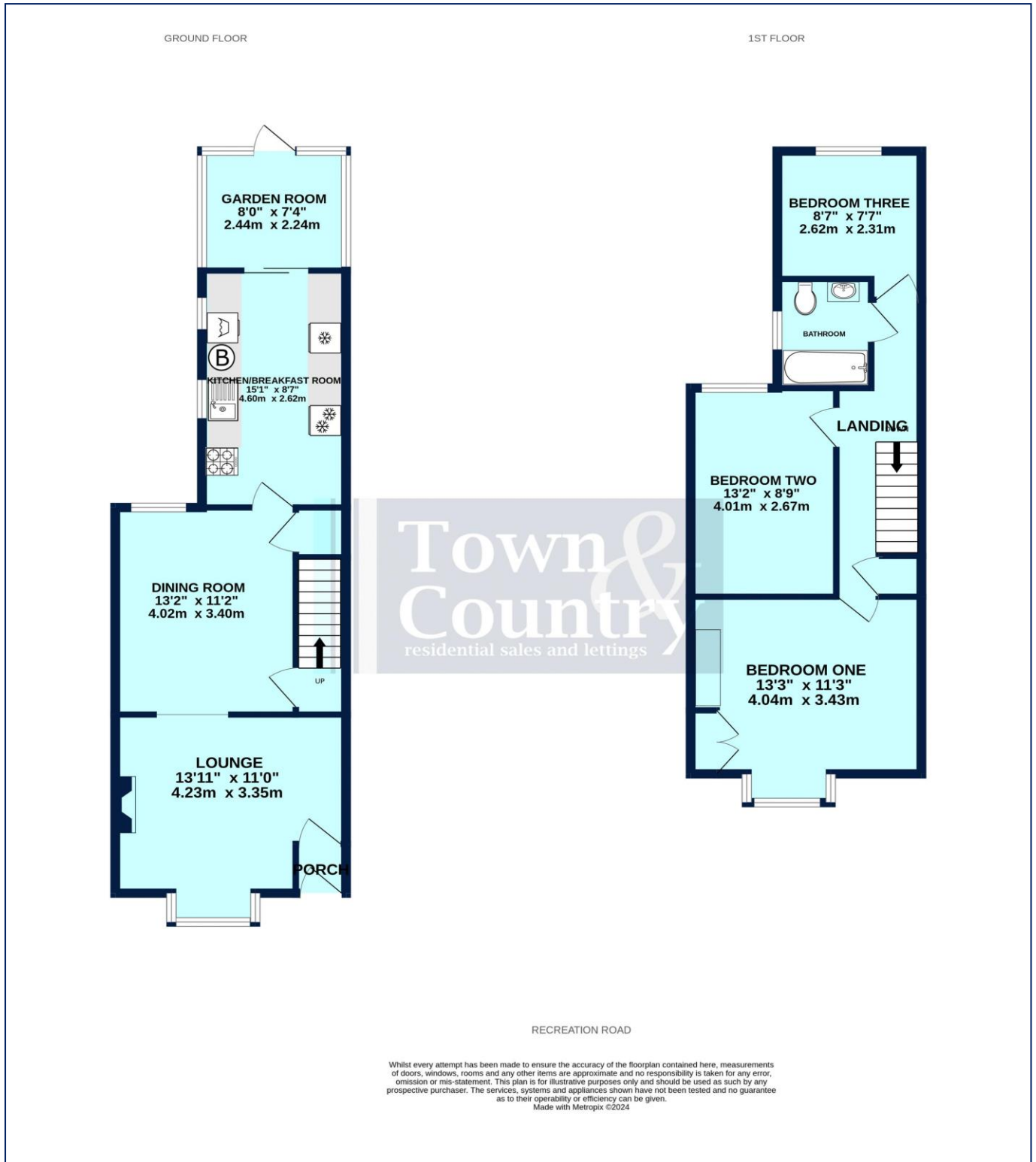
REAR

Two patio areas, pond, garden shed, laid to lawn with mature plants and shrubs, fenced borders.









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