





Persardi Court, Holt Drive, Colchester, CO2 0DJ

william h brown

welcome to

Persardi Court, Holt Drive, Colchester

This three bedroom semi detached family home is situated on the south side of Colchester within close proximity of Cherry Tree Primary School, and offering good access to green spaces and local amenities. The property is also within 3 miles of Colchester town Train Station and the city centre.













Early viewing is advised of this ideal family home which is situated on the outskirts of Colchester, offering good access to amenities and Friday Woods. The property benefits from spacious living accommodation, three bedrooms, off road parking and enclosed rear garden.

Entrance Door To:

Entrance Porch
With further door to:

Lounge
Upvc double glazed window to front, electric fire, radiator, carpet, stairs to first floor, door to:

Kitchen / Diner
Range of base and eye level units, work surfaces, inset sink and drainer unit, complimentary tiled splashbacks, built-in oven and hob with extractor over, spaces for fridge/freezer + washing machine + dishwasher, laminate wood flooring, upvc double glazed window to rear and door to garden.

First Floor Accommodation

Landing
With doors to:

Bedroom One
Upvc double glazed window to front, carpet, radiator.

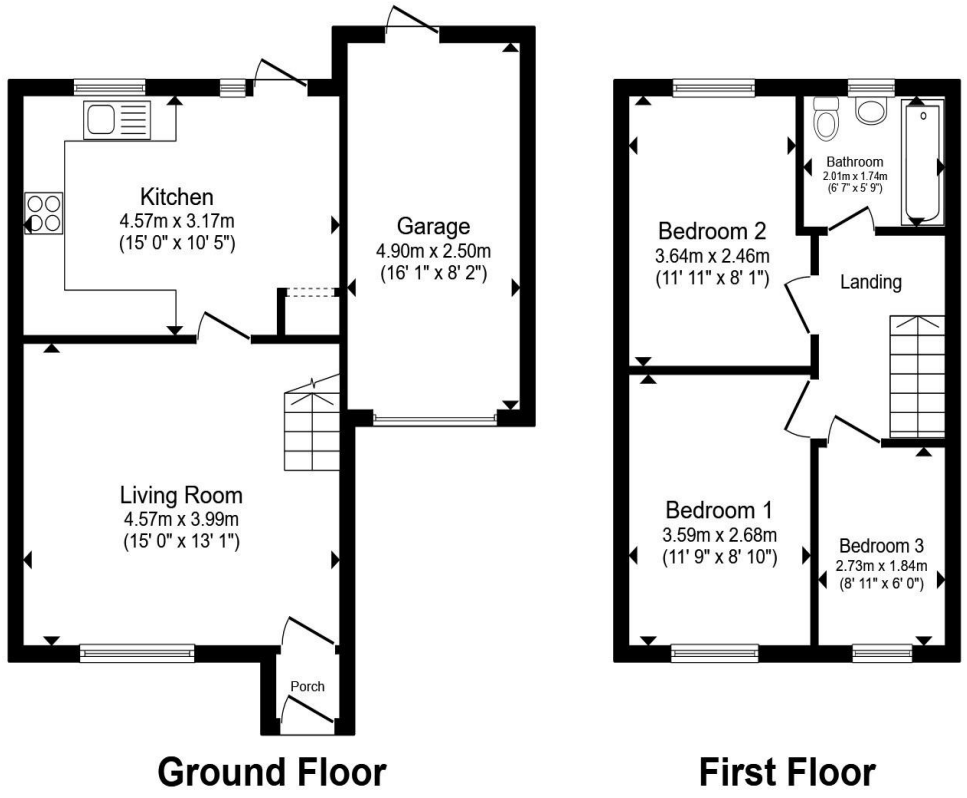
Bedroom Two
Upvc double glazed window to rear with a view over Friday Woods, carpet, radiator.

Bedroom Three
Upvc double glazed window to front, radiator, carpet.

Bathroom
Upvc double glazed frosted window to rear, heated towel rail, panel enclosed bath with shower over, pedestal wash hand basin, low level w.c.

Outside
The private rear garden commences with patio, with further lawned garden, mature shrubs, hedging, panel fencing and shed. Access to the Garage.

The property benefits from a Garage and driveway in front.



Total floor area 79.9 m² (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Persardi Court, Holt Drive, Colchester

- Semi Detached Family Home
- Lounge & Kitchen/Diner
- Three Bedrooms
- Parking & Garage
- Enclosed Rear Garden
- Viewing Advised

Tenure: Freehold EPC Rating: C
Council Tax Band: C

directions to this property:

Refer to map

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121733 - 0002

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