



Hythe Hill, Colchester, CO1 2NG

welcome to

Hythe Hill, Colchester

This lovely home is situated on the east side of Colchester, within the Hythe area, offering excellent access to local shops and amenities and on bus routes. The Hythe train station is just a short walk away and Colchester town train station and the city centre are also within 1 mile.



Offered with NO ONWARD CHAIN, this terraced house would offer an ideal family home or investment opportunity. The property offers excellent access to amenities, the River Colne, transport links and primary school, with the University of Essex being around 1.3 miles away. Colchester's city centre is also within easy reach for further recreational facilities and if you are looking for a green space then Old Heath Recreation Ground is also a short walk away.

Entrance Door To:

Entrance Hall

With doors to Cloakroom and Living Room.

Cloakroom

Low level w.c., wash hand basin, extractor fan, radiator, tiled floor.

Living Room

19' 2" max x 16' 2" max (5.84m max x 4.93m max)
Upvc double glazed window to front, two radiators, stairs to first floor, door to:

Kitchen / Diner

16' 2" max x 7' 10" max (4.93m max x 2.39m max)
Upvc double glazed window to rear, upvc double glazed French doors to rear leading to garden, range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated eye level electric oven and microwave, integrated hob with splashback and extractor hood over, space for appliances, ceiling spotlights, tiled floor, radiator.

First Floor Accommodation

Landing

Airing cupboard, loft access, doors to:

Bedroom One

10' 9" to wardrobe x 9' 1" (3.28m to wardrobe x 2.77m)
Upvc double glazed window to front, radiator, built-in wardrobe/cupboard, door to:

En Suite

Tiled shower cubicle, low level w.c., pedestal wash hand basin.

Bedroom Two

17' 2" + wardrobe & door recess x 9' 1" max (5.23m + wardrobe & door recess x 2.77m max)
Upvc double glazed window to rear, radiator, built-in wardrobe/cupboard.

Bedroom Three

7' 5" x 6' 11" (2.26m x 2.11m)
Upvc double glazed window to front, radiator.

Family Bathroom

Upvc double glazed window to rear, white suite comprising panel enclosed bath with shower over, wash hand basin with cabinet under and low level w.c., part tiled walls, tiled floor, radiator, double glazed frosted window to rear.

Outside

There is a private courtyard garden which is enclosed by high level brick wall providing privacy. A rear access gate leads to the ALLOCATED PARKING SPACE.



Total floor area 82.1 m² (883 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

Hythe Hill, Colchester

- Terraced House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- En Suite & Family Bathroom
- Rear Garden & Allocated Parking Space
- NO ONWARD CHAIN

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

offers in excess of
£300.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121394 - 0002

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