



**Harwich Road, Colchester, CO4 3DL**

**welcome to**

**Harwich Road, Colchester**

Offered with NO ONWARD CHAIN this excellent CLUSTER HOUSE is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL AREA the property is ideal for VARIOUS LOCAL SHOPS, bus services and the A12/A120. An early viewing is highly recommended.



### **Entrance**

The property is entered via the side door with obscure double glazed inset leading to:

### **Living Room**

14' 4" x 11' 2" ( 4.37m x 3.40m )

Double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and a door leading to:

### **Kitchen**

14' 4" x 6' 2" ( 4.37m x 1.88m )

Double glazed window to the front aspect, circular sink and circular drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator, inset spotlights and laminate flooring.

### **First Floor Landing**

Access to the loft (part boarded), built-in cupboard and doors leading to;

### **Bedroom One**

11' 6" x 8' 6" max ( 3.51m x 2.59m max )

Double glazed window to the front aspect and a radiator.

### **Bedroom Two**

7' 10" x 5' 10" ( 2.39m x 1.78m )

Double glazed window to the rear aspect, radiator and laminate flooring.

### **Bathroom**

Obscure double glazed window to the side aspect, corner panel bath with mixer tap/shower attachment and waterfall shower head over, pedestal wash hand basin, low level WC, radiator and part tiled walls.

### **Front Garden**

The front garden is mainly paved with a gate to the front (also providing access for the property to the rear)

### **Parking**

Two parking spaces are provided (in tandem) to the front of the property for off road parking.



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welcome to

## Harwich Road, Colchester

- Two Bedrooms
- Cluster House
- Well-Appointed Kitchen
- First Floor Bathroom
- Two Parking Spaces

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

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109961 - 0004

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