



Old Heath Road, Colchester, CO2 8BW

welcome to

Old Heath Road, Colchester

This lovely three bedroom semi detached house offers convenient access to shops, amenities, transport links and schools. The property is located around 2 miles from Colchester's city centre and the town train station, as well as within 2 miles of the Hythe train station, offering plenty of options.



Early viewing is advised of this spacious semi detached family home conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises a lovely bay fronted lounge with feature log burner, spacious, light and airy kitchen/diner with doors onto the garden and a useful cloakroom. The first floor offers three spacious bedrooms and a modern family bathroom.

Externally there is a lovely enclosed rear garden which is generous in size and provides a lovely space for outside dining and relaxing.

Entrance Door To:

Entrance Hall

Wood effect flooring, stairs to first floor.

Living Room

Upvc double glazed bay window to front, wooden flooring, feature fireplace with inset log burner and wooden mantle over, radiator.

Kitchen / Diner

Wooden flooring, upvc double glazed window to rear and double doors to rear, feature fireplace, matching base and eye level units, work surfaces, inset sink and drainer unit, dishwasher, cooker, four ring gas hob, space for fridge/freezer, radiator, ceiling spotlights.

Cloakroom

Low level w.c., wash hand basin, upvc double glazed window to side.

First Floor Accommodation

Landing

Exposed floorboards, loft access, upvc double glazed window to side.

Bedroom One

Upvc double glazed window to rear, radiator, exposed floorboards.

Bedroom Two

Upvc double glazed window to front, carpet, radiator.

Bedroom Three

Upvc double glazed window to rear, carpet, radiator.

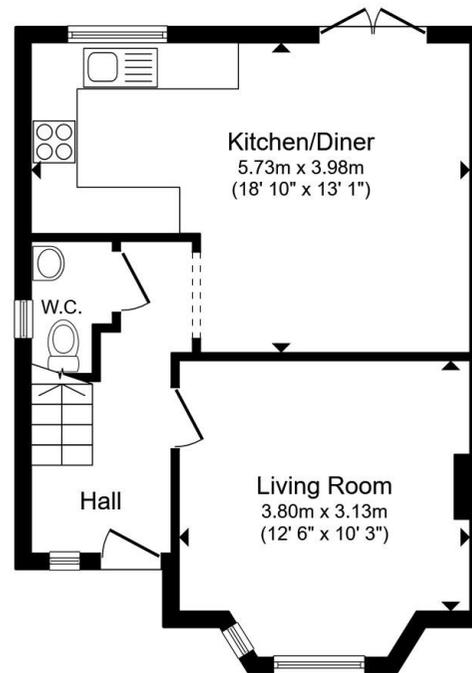
Bathroom

Modern white suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, upvc double glazed window to front, large heated towel rail, tiled floor.

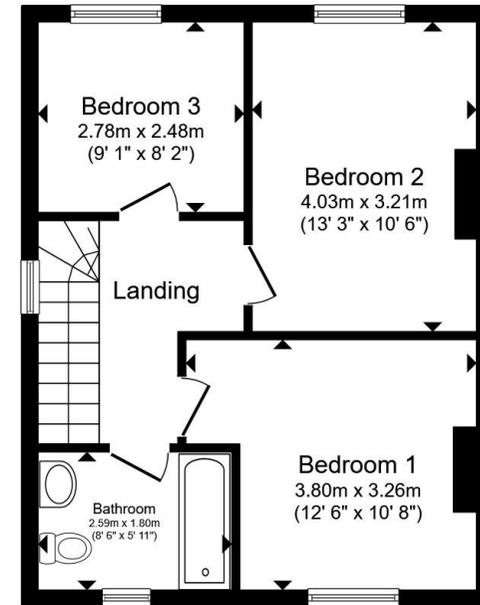
Outside

To the front of the property there is a paved area and side access to the rear.

There is a generous mature rear garden commencing with patio area, leading to lawned garden with mature shrubs and trees, lovely feature brick built pergola providing an ideal space for relaxing and outside dining. Beyond this there is another lawned section with two sheds. The garden is enclosed by hedging and fencing providing privacy.



Ground Floor



First Floor

Total floor area 84.5 m² (909 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

Old Heath Road, Colchester

- Bay Fronted Semi Detached House
- Generous Living Accommodation
- Ground Floor Cloakroom
- Three Double Bedrooms
- First Floor Family Bathroom
- Generous Enclosed Rear Garden
- Well Presented Throughout

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

offers in excess of
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121365 - 0002

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