



**Harwich Road, COLCHESTER, CO4 3DB**



**welcome to**

**Harwich Road, COLCHESTER**

£240,000-£250,000 Guide Price. This charming SEMI-DETACHED HOUSE offered for sale with NO ONWARD CHAIN and providing CHARACTERFUL ACCOMMODATION making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SCHOOLS, shops and the A12/A120.



### **Entrance**

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

### **Dining Room**

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

Double glazed window to the front aspect, chimney breast, radiator and a door leading to:

### **Living Room**

14' 2" x 11' 6" max ( 4.32m x 3.51m max )

Double glazed window to the rear aspect, chimney breast with open fireplace feature, built-in understairs cupboard, radiator, stairs rising to the first floor and a door leading to:

### **Kitchen**

12' 10" x 6' 6" ( 3.91m x 1.98m )

Double glazed side door to the rear garden, double glazed windows to the rear and side aspects, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of white high-gloss wall and floor mounted matching cupboards and drawers (housing the Ideal Classic boiler), built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, radiator and inset spotlights.

### **First Floor Landing**

Access to the loft and doors leading to;

### **Bedroom One**

11' 8" x 11' 4" max ( 3.56m x 3.45m max )

Double glazed window to the front aspect, chimney breast, period style fireplace feature and a radiator.

### **Bedroom Two**

11' 4" x 8' 6" max ( 3.45m x 2.59m max )

Double glazed window to the rear aspect, chimney breast, period style fireplace feature, two built-in cupboards and a radiator.

### **Bathroom**

Double glazed window to the rear aspect, enclosed panel bath with mixer tap, adjustable shower head and waterfall shower head over, pedestal wash hand basin with mixer tap, low level WC, radiator, extractor fan, inset spotlights and part tiled walls.

### **Rear Garden**

The generous rear garden is mainly laid to lawn with a paved patio, wooden shed to the rear and further access via the front gate and side path.



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## Harwich Road, COLCHESTER

- No Onward Chain
- Semi-Detached Character House
- Lounge and Separate Dining Room
- Well-Appointed High-Gloss Kitchen
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£240,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109703 - 0007

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