



**Templewood Road, Parsons Heath, COLCHESTER, CO4 3EZ**



**welcome to**

**Templewood Road, Parsons Heath, COLCHESTER**

£325,000-£350,000 Guide Price. A charming SEMI-DETACHED HOUSE WELL-MAINTAINED THROUGHOUT offering the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated in a SOUGHT-AFTER RESIDENTIAL LOCATION the property is ideal for SCHOOLS, bus services, SHOPS 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:

### **Entrance Hall**

Built-in understairs cupboard, built-in cupboard, laminate flooring, stairs rising to the first floor and doors leading to;

### **Lounge / Dining Room**

Multi-paned door leading to the conservatory, double glazed window to the front aspect, window to the rear aspect, chimney breast, electric fireplace feature, two radiators and laminate flooring.

### **Kitchen**

Double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, mosaic style tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, radiator, tiled flooring and a door leading to:

### **Conservatory**

Part double glazed side door opening onto the rear garden, double glazed windows to the rear and both sides and laminate flooring.

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, built-in wardrobe and a radiator.

### **Bedroom Two**

Double glazed window to the rear aspect, built-in wardrobe with folding doors, built-in airing cupboard (housing the water tank with shelving) and a radiator.

### **Bedroom Three**

Double glazed window to the side aspect, wall-mounted Worcester boiler and a radiator.

### **Shower Room**

Obscure double glazed windows to the rear and side aspects, walk-in double shower cubicle with adjustable shower head/mixer-tap and waterfall shower head over, wash hand basin with mixer-tap, low level WC and a heated towel rail.

### **Rear Garden**

The privately enclosed rear garden is mainly laid to lawn with a paved patio, wooden shed to the side, EV charging point, external tap and further access via the front gate.

### **Workshop**

Double glazed door to the side, double glazed windows to the front and side with power and lighting connected.

### **Parking**

The driveway can be found to the rear of the property with access via the double gates to the side.



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## Templewood Road, Parsons Heath COLCHESTER

- GUIDE PRICE £325,000 - £350,000
- 3 Bed Semi-Detached Family House
- Lounge/Dining Room
- Conservatory
- Modern Shower Room

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

guide price

**£325,000-£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109995 - 0005

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william h brown



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**