

# 3 bedroom Mid Terraced House located in Colchester.

Guide Price
**£300,000 - £335,000**

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# New Kiln Road
# Colchester
# CO3 3QL

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## FULL DESCRIPTION

### THE OVERVIEW

*** Guide Price Of £300,000 - £325,000
*** This appealing three-bedroom terraced property in Colchester offers an ideal home for families and professionals alike, combining comfortable living with a convenient location.

### THE HOME

The property features a stylish, modern fitted kitchen, thoughtfully designed to meet the needs of modern living. The separate lounge and dining room offer generous and versatile living spaces, perfect for relaxing with family or entertaining guests.

Further benefits include a convenient ground floor WC and a family bathroom located on the first floor. The property offers three well-proportioned bedrooms, each providing plenty of natural light and flexibility to suit a variety of needs, whether for family living, guest accommodation or a dedicated home office.

### THE OUTSIDE

Externally, the property benefits from both front and rear gardens, providing ideal outdoor spaces for relaxing, entertaining or enjoying a spot of gardening. Residents' parking is also available, adding further convenience to this well-located home.

### THE LOCATION

Located in a popular and convenient area, the property is ideally positioned within walking distance of well-regarded local schools, making it an excellent choice for families. Colchester city centre is also easily accessible, offering a variety of shops, restaurants and leisure facilities, along with a range of cultural attractions.

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

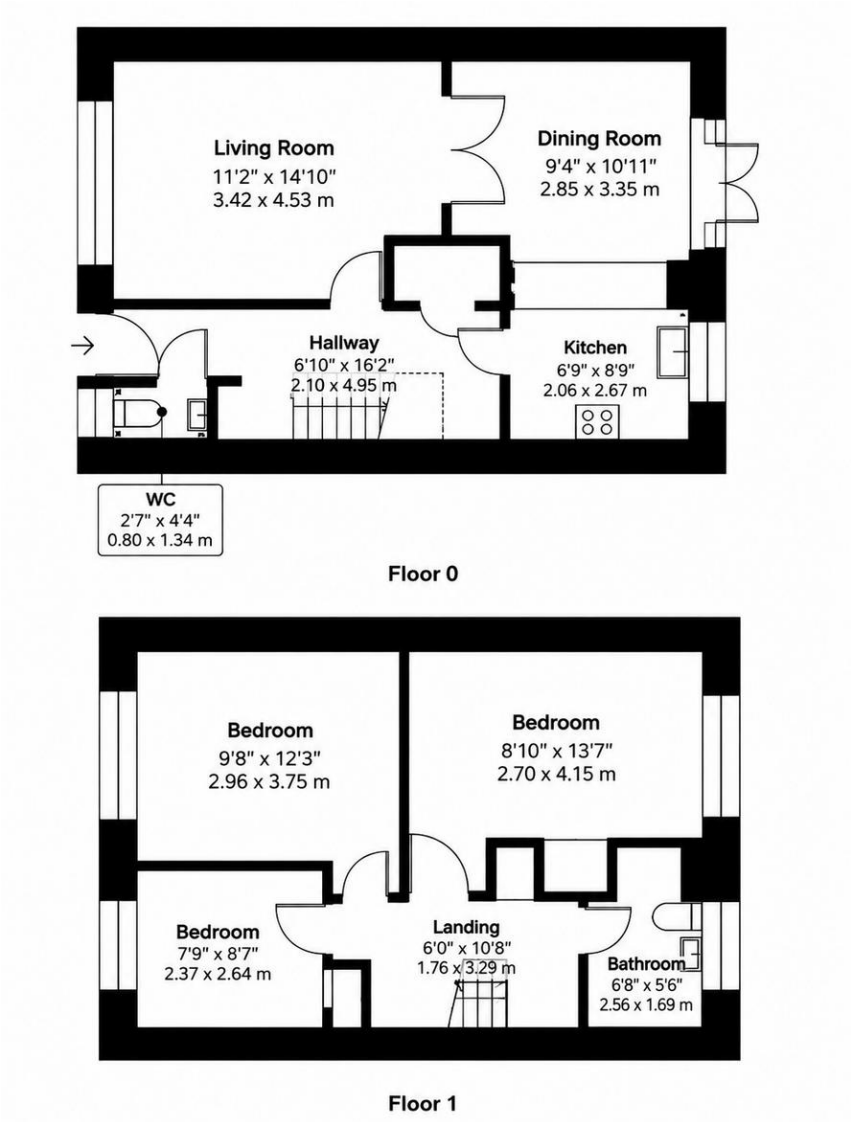
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







## FLOORPLAN




DIRECTIONS

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