



## Kendall Road, Colchester

A charming and well-presented period home located in a convenient Colchester setting, offering a blend of character and modern living. With a generous open-plan living space, three bedrooms, and a private rear garden, the property is ideal for first-time buyers, young families, or investors alike.

Guide price £270,000

# Kendall Road

Colchester, CO1



- \*GUIDE PRICE £270,000-£280,000\*
- Spacious open-plan living and dining area
- Three-bedroom layout offering excellent versatility
- Modern kitchen and first floor bathroom
- Private, low-maintenance rear garden with seating area
- Useful outbuilding/shed for storage
- Convenient location close to Colchester city centre and transport links

## The Property

The property opens into a bright and welcoming living space, enhanced by a bay window and a feature fireplace, creating a cosy focal point. This flows seamlessly into a dining area, forming an open-plan layout that works perfectly for both everyday living and entertaining.

To the rear, the kitchen is fitted with modern units, offering practical workspace and storage, with direct access out to the garden. A contemporary bathroom completes the ground floor.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a further room ideal as a nursery, study, or dressing room.

Overall, the home is beautifully maintained throughout while still offering scope for buyers to personalise to their own taste.

## The Outside

The rear garden is a pleasant and low-maintenance space, designed for ease of upkeep and outdoor enjoyment. A patio area leads from the house, ideal for seating and entertaining, with a gravelled section beyond.

There is a useful outbuilding/shed providing additional storage, along with space for potted plants and greenery, giving the garden a charming and established feel. The garden is enclosed by fencing, offering a good degree of privacy.

To the front, the property benefits from an attractive bay frontage and traditional detailing, adding to its kerb appeal.

## The Area

Kendall Road is well positioned within easy reach of Colchester city centre, making it ideal for both commuters and those seeking local amenities.

Transport: Access to Colchester Town and North Station, both offering direct rail links to London Liverpool Street.

Amenities: A wide range of shops, restaurants, and leisure facilities are available nearby.

Schools: Well-regarded schooling options are within easy reach.

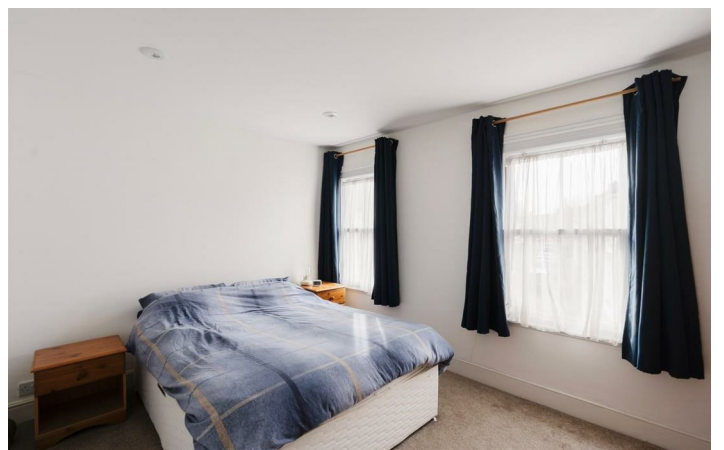
Leisure & Surroundings: Close to local parks, riverside walks, and Colchester's historic attractions.

## Further Information

Tenure - Freehold

Council Tax - Colchester and B

Property Construction - Brick



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

