



Holt Drive, COLCHESTER, CO2 0BH

welcome to

Holt Drive, COLCHESTER

This mid terrace family home is situated on the south side of Colchester, off Mersea Road and just over 2 miles from Colchester town train station and city centre. The property is conveniently opposite Cherry Tree Primary School with a greensward play park also just up the road.



Early viewing is advised of this well presented family home offering good access to amenities and transport links.

Ground floor accommodation comprises entrance hall, cloakroom, spacious open plan lounge/dining room with doors opening onto the garden and kitchen. The first floor offers three good size bedrooms and a family bathroom.

Externally there is an enclosed rear garden of good size and on street parking is available.

Entrance Door To:

Entrance Hall

With laminate wood flooring, radiator, stairs to first floor, doors to:

Lounge / Diner

26' 7" max x 11' 3" max (8.10m max x 3.43m max)

Upvc double glazed window to front, upvc double glazed window and door to rear leading to garden, laminate wood flooring, two radiators,

Kitchen

9' 2" max x 7' 10" max (2.79m max x 2.39m max)

Upvc double glazed window to rear, laminate wood flooring, ceiling spotlights, range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, space for appliances, door back to Hallway.

First Floor Accommodation

Landing

With doors to:

Bedroom One

13' 7" max x 10' 2" max (4.14m max x 3.10m max)

Upvc double glazed window to rear, radiator, carpet.

Bedroom Two

12' 9" to front of wardrobe x 9' + door recess (3.89m to front of wardrobe x 2.74m + door recess)

Two upvc double glazed windows to front, radiator, carpet, built-in wardrobe cupboard.

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)

Upvc double glazed window to front, radiator, carpet.

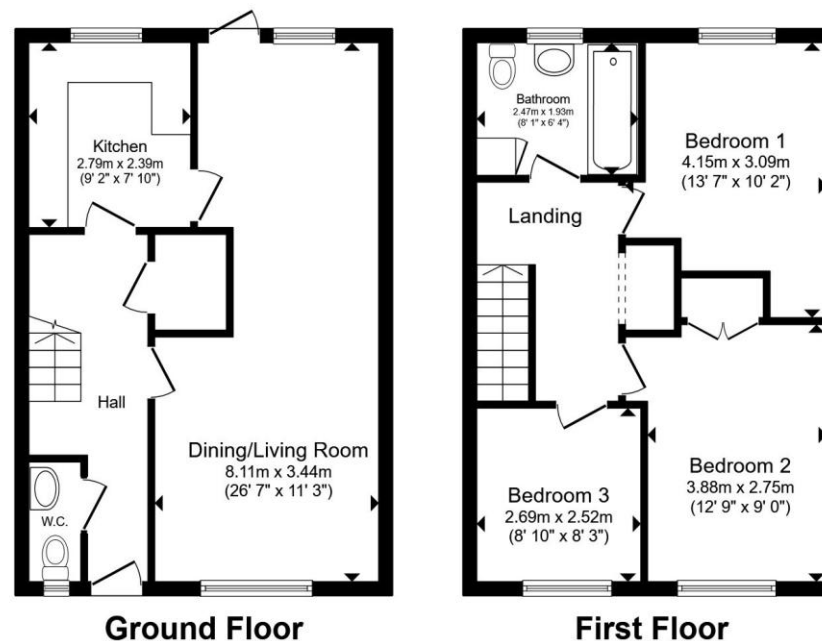
Family Bathroom

Modern white suite comprising panel enclosed bath with shower attachment over, pedestal wash hand basin with cabinet below and w.c., upvc double glazed window to rear, built-in cupboard, radiator.

Outside

There is a paved area and lawned section to the front of the property. There is ON STREET PARKING available.

The rear garden commences with paved patio, the remainder being mainly laid to lawn with raised beds and pathway leading to further patio seating area at the rear of the garden. The garden is enclosed by panel fencing, providing a private space to relax and enjoy.



Total floor area 87.3 m² (940 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

Holt Drive, COLCHESTER

- Terrace Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Good Size Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Close To Primary School

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

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121370 - 0002

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directions to this property:

Refer to map



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



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