



CROWHURST ROAD, COLCHESTER, ESSEX, CO3

GUIDE PRICE £260,000





A three bedroom mid-terraced house situated in a sought after area and within walking distance to the City Centre with excellent shopping facilities. This property offers two reception rooms, three bedrooms, downstairs bathroom and a fenced rear garden with patio area and wooden shed. Further benefitting from on road parking with a permit. The property has gas central heating and double glazed windows. An early viewing is advised to appreciate the accommodation to offer!

LOUNGE

11' 3" x 10' 10" (3.43m x 3.3m) UPVC double glazed front door, double glazed window to front, radiator, wooden floors.

DINING ROOM

Double glazed window to rear, understairs cupboard, door to stairs and 1st floor, radiator and walk through to kitchen.



KITCHEN

Double glazed window to rear, sink unit, worktop, mixer tap, tiled splash back area, further worktop with four ring electric hob, oven below, extractor fan above, space for fridge freezer, space and plumbing for washing machine, radiator and wooden door to bathroom.

BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m) Double glazed window to rear, bath with shower over, shower screen, wash hand basin, cabinet above, WC, radiator, tiled floor and part tiled walls.



LANDING

Doors to bedroom one and bedroom two.

BEDROOM ONE

11' 3" x 10' 10" (3.43m x 3.3m) Double glazed window to front, radiator, feature fireplace and wooden flooring.

BEDROOM TWO

11' 2" x 10' 10" (3.4m x 3.3m) Double glazed window to rear, overstairs cupboard, access to loft, radiator and door to bedroom three.



BEDROOM THREE

9' 4" max x 6' 6" (2.84m x 1.98m) Double glazed window to rear, velux window to rear, built in airing cupboard and wooden flooring.

GARDEN

Fenced rear garden with patio area and small wooden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		