



Harsnett Road, Colchester, CO1 2HT

welcome to

Harsnett Road, Colchester

This stunning Victorian semi detached home is situated within close proximity of Old Heath Recreation Ground, as well as offering excellent access to local shops, amenities, schools & doctors surgery. Train stations at both the Hythe and Colchester Town are positioned within 1 mile from the house.



This attractive bay fronted semi detached house offers beautifully presented accommodation throughout and is well positioned for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, lounge with bay window to front and feature fireplace, dining room, modern kitchen, cloakroom and additional snug/third bedroom with doors opening onto the garden.

The first floor offers two double bedrooms and a modern four piece family bathroom.

Externally there is a lovely enclosed south facing rear garden with STUDIO and free on street parking is available.

Entrance Door To:

Entrance Hall

Victorian style floor tiles, radiator, stairs to first floor.

Lounge

Herringbone laminate wood flooring, upvc double glazed bay window to front with customised shutters, feature fireplace with log burner, radiator, square arch to:

Dining Area

Upvc double glazed window to rear, herringbone laminate wood flooring, understairs storage cupboard, radiator, door to:

Kitchen

Contemporary range of matching base and eye level units, wooden work surfaces, inset butler sink unit with mixer tap, tiled splashbacks, integrated cooker and induction hob, dishwasher, washing machine, fridge/freezer, feature exposed brickwork, boiler housed in cupboard, herringbone laminate wood flooring, ceiling spotlights, upvc double glazed window to side, door to:

Lobby

With doors to Cloakroom & Snug/Study/Bedroom.

Cloakroom

Low level w.c., wash hand basin, laminate wood flooring.

Snug / Study / Bedroom

Upvc double glazed double doors to rear, laminate wood flooring, radiator.

First Floor Accommodation

Landing

Loft access (the seller advises us that the loft is boarded with a fire wall), carpet, built-in storage cupboard, doors to:

Bedroom One

Two upvc double glazed windows to front with customised shutters, radiator, built-in wardrobe.

Bedroom Two

Upvc double glazed window to rear, radiator, carpet.

Bathroom

Modern four piece white bathroom suite comprising free standing claw foot bath with central tap and showerhead attachment, wash hand basin set into vanity unit with cupboard below, walk-in double shower unit and low level w.c., laminate wood flooring, fully tiled walls, heated towel rail, upvc double glazed windows to side and rear.

Outside

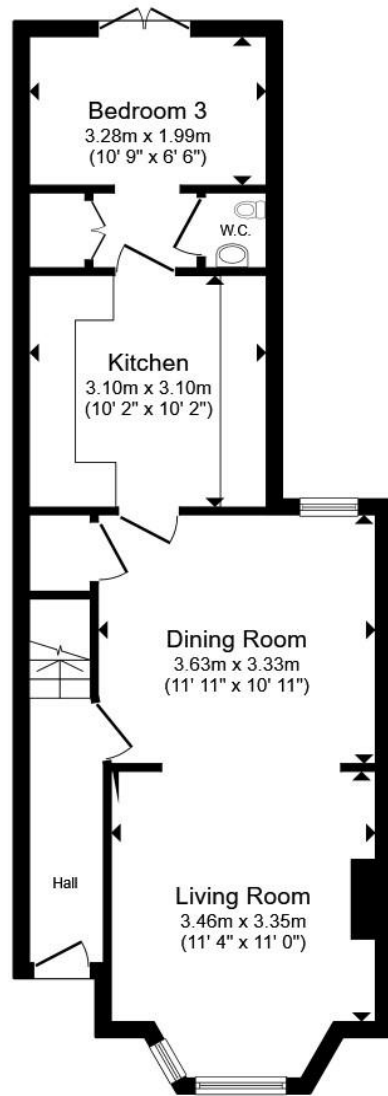
There is a retaining picket fence to the front of the property with pathway to entrance door. There is free on street parking available.

The lovely south facing rear garden commences with paved patio seating area, the remainder being mainly laid to lawn with GARDEN STUDIO with power connected, which is currently being used as a gym, all enclosed by panel fencing.

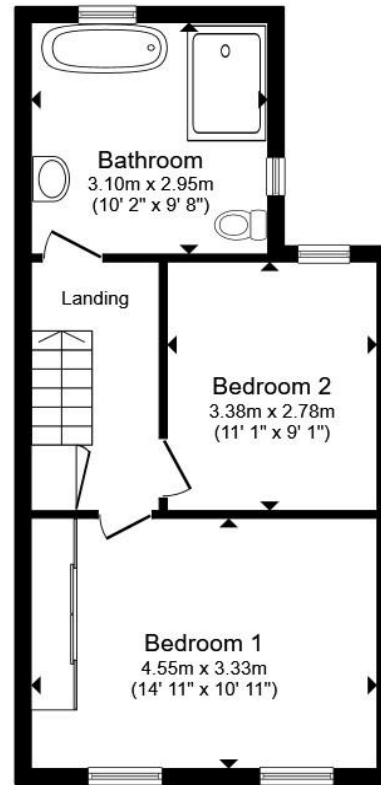


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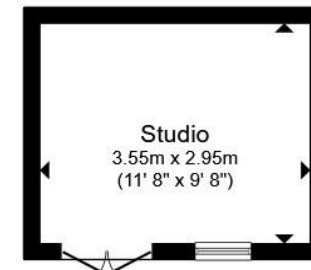




Ground Floor



First Floor



Outbuilding

Total floor area 102.2 m² (1,100 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

welcome to

Harsnett Road, Colchester

- Victorian Bay Fronted Semi Detached House
- Two/Three Reception Areas
- Modern Kitchen
- Two/Three Bedrooms
- First Floor Four Piece Bathroom
- South Facing Rear Garden With Studio
- Backing Onto Recreation Ground

Tenure: Freehold EPC Rating: D

Council Tax Band: B



£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121397 - 0004

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