



Granville Road, Colchester, CO1 2EE

welcome to

Granville Road, Colchester

This semi detached house is situated in the popular New Town area of Colchester, offering excellent access to local amenities, Old Heath Recreation Ground and primary school. Colchester's city centre and train station are conveniently situated around 0.6 miles from the property.



Early viewing is advised of this lovely semi detached house ideally situated for access to amenities, transport links and the city centre.

Ground floor accommodation comprises generous lounge/diner with stairs to first floor, kitchen and useful lean-to with access to the garden.

The first floor offers two bedrooms and a family bathroom.

Externally there is a generous rear garden and permit parking is available.

Entrance Door To:

Lounge / Diner

Upvc double glazed window to front, laminate wood flooring, two radiators, stairs to first floor, upvc double glazed doors to Lean-To, door to:

Kitchen

Range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for appliances, wall mounted boiler, laminate wood flooring, upvc double glazed window to rear.

Lean-To

With laminate wood flooring, upvc double glazed window and door to rear.

First Floor Accommodation

Bedroom One

Upvc double glazed window to front, radiator, carpet.

Bedroom Two

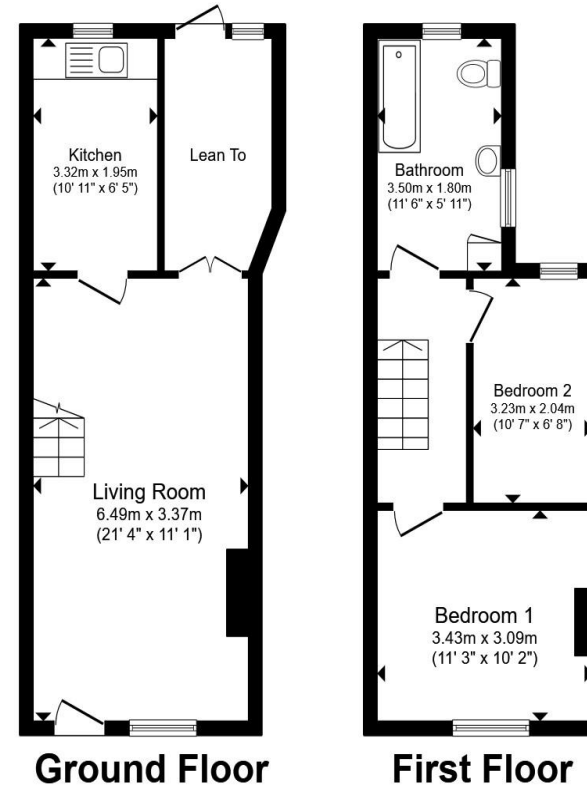
Upvc double glazed window to rear, radiator, carpet.

Bathroom

Panel enclosed bath with shower attachment, wall mounted shower head, pedestal wash hand basin, w.c., tiled splashbacks, radiator, obscure upvc double glazed windows to side and rear.

Outside

The property benefits from a generous rear garden with paved areas, shrub/flower beds and lawn area, all enclosed by panel fencing.



Total floor area 63.5 m² (684 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

Granville Road, Colchester

- Semi Detached House
- Spacious Living Accommodation
- Kitchen & Lean-To
- Two Bedrooms
- First Floor Family Bathroom
- Generous Enclosed Rear Garden
- Permit Parking Available

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

Offers In Excess Of
£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS118509



Property Ref:
CCS118509 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk