



DAVID
BURR

Harwich Grove
Colchester, Essex

15a Harwich Grove , Harwich Road, Colchester, CO4 3BP

A well-presented and generously proportioned three-bedroom end-of-terrace residence, occupying an attractive position on Harwich Grove within the historic Roman city of Colchester. Well-balanced accommodation arranged over two floors, the property offers versatile living space ideally suited to families, first-time buyers and professionals alike.

The property is approached via a welcoming entrance hall which leads to a spacious dual-aspect sitting room, flooded with natural light through a large front-facing UPVC casement window and double doors opening to the side elevation, creating an excellent space for both everyday living and entertaining. The ground floor further benefits from a convenient cloakroom with useful understairs storage and a well-appointed Shaker-style kitchen, fitted with a comprehensive range of units complemented by wood-effect work surfaces, integrated appliances and ample space for a breakfast or dining table. UPVC double glazed casement windows and doors are fitted throughout.

The first floor is arranged around a central landing providing access to three well-proportioned bedrooms. The impressive principal bedroom enjoys a dual aspect outlook and is complemented by a modern en-suite shower room, while two further bedrooms are served by a well-appointed family bathroom, offering practical and flexible accommodation for growing families or those requiring home working space.

Externally, the property benefits from enclosed, partly walled gardens providing a private outdoor setting, together with gated rear access and the valuable addition of covered parking.

- **Generously proportioned three-bedroom end-of-terrace residence**
- **Approx 975 sq. ft. of versatile accommodation**
- **Bright dual-aspect sitting room with doors opening to the side garden**
- **Well-appointed Shaker-style fitted kitchen with integrated appliances**
- **Principal bedroom with en-suite shower room**
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- **Enclosed, partly walled rear gardens with gated access**
- **Covered parking**
- **Convenient access to Colchester city centre and its extensive amenities**
- **Excellent road links via the A12 and mainline rail services to London Liverpool Street**
- **Close to well-regarded schools, parks, shopping facilities and leisure amenities**



Harwich Grove enjoys a highly convenient position to the east of Colchester city centre, placing a comprehensive range of everyday amenities within easy reach. Nearby shopping facilities, supermarkets, schools for all ages and leisure amenities cater for a wide variety of lifestyle requirements, while the city centre offers an excellent selection of independent boutiques, restaurants, cafés and cultural attractions. Colchester's rich Roman heritage, Castle Park and vibrant city centre combine to create one of Essex's most desirable places to live.

The property is particularly well placed for commuters, with excellent road connections via the A12 providing convenient access towards Chelmsford, the M25 and London, whilst Colchester's mainline railway stations offer regular services to London Liverpool Street. The combination of generous internal accommodation, private gardens, covered parking and superb transport links makes this an excellent opportunity for purchasers seeking a well-connected family home in an established residential setting.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C

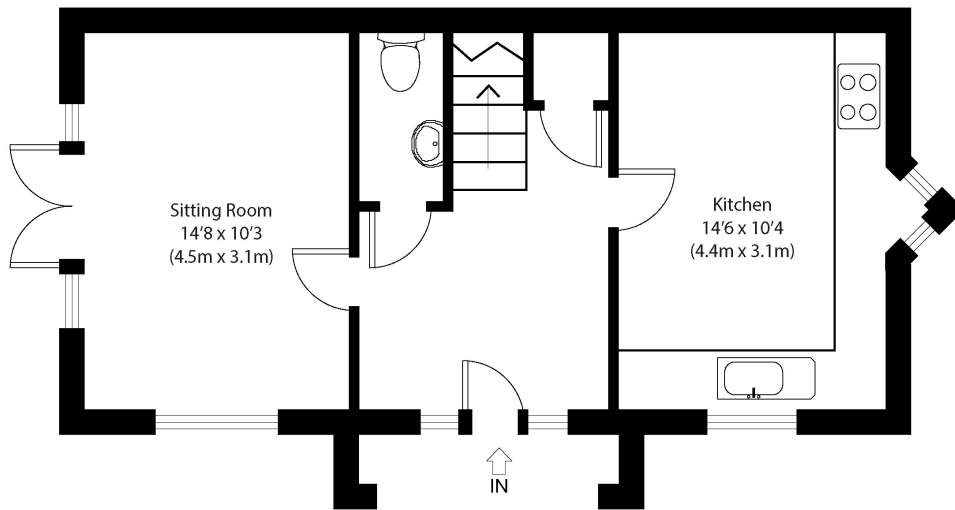
WHAT3WORDS: photo.rock.reef

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

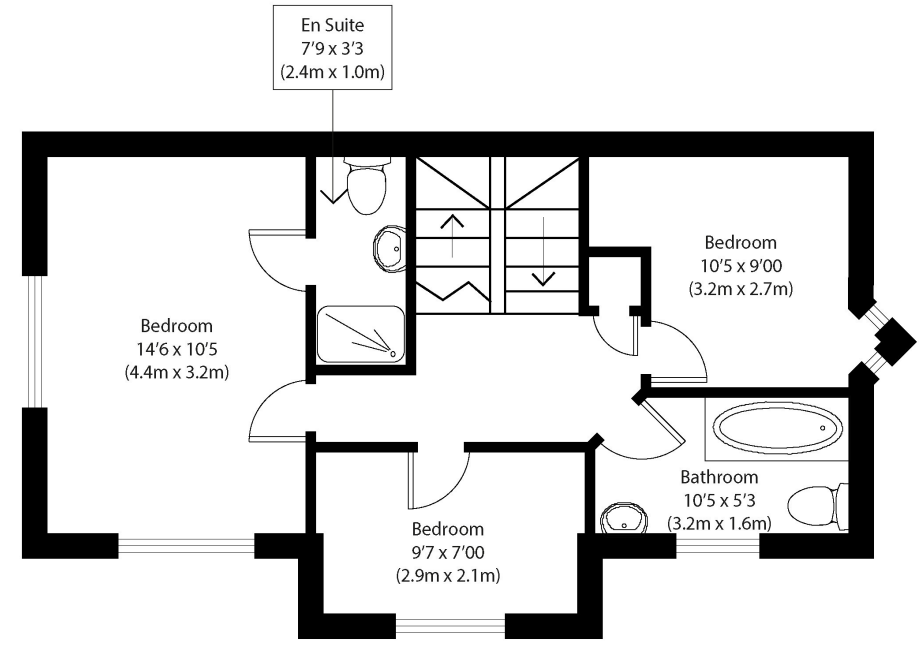
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor



Approximate Gross Internal Area
975 sq ft (91 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



