

Prince Philip Road, Colchester  
CO2 8NX  
£280,000 Freehold

Town & Country  
residential sales and lettings





- MONKWICK AREA
- SEMI-DETACHED HOUSE
- OVERLOOKING GREEN
- THREE GOOD SIZED BEDROOMS
- 17FT KITCHEN/DINER
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- ACCESS TO LOCAL SHOPS AND FACILITIES
- FRENCH DOORS TO GARDEN
- SOUTH SIDE OF COLCHESTER

\*\* VERSATILE THREE BEDROOM FAMILY HOME OVERLOOKING A GREEN\*\*

Town and Country Residential are delighted to offer for sale this three bedroom semi-detached property situated to the sought after south side of Colchester, providing excellent access to local schools, shops and amenities, as well as being a short drive or bus journey to the historic town centre and train station with its mainline links to London Liverpool Street.

This spacious home is set out over two floors consisting of good sized entrance hallway, cosy living room and well appointed kitchen/diner with fitted kitchen and double glazed French doors to the rear garden.

The first floor leads off the landing with three good sized bedrooms and a family bathroom.

Outside there is a front garden that looks over the green and enclosed established rear garden extending to about 45FT.



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE HALLWAY**

9' 11" x 6' 0" (3.02m x 1.83m)

Double glazed entrance door, double glazed window to front elevation, radiator. Stair flight to first floor landing, storage cupboard under stairs and wall mounted thermostat.

**LIVING ROOM**

13' 2" x 10' 9" (4.01m x 3.27m)

Double glazed windows to rear and side elevations, radiator.

**KITCHEN/DINER**

17' 3" x 12' 2" (5.25m x 3.71m)

Double glazed window to front elevation overlooking green, two double glazed windows and double glazed French doors to rear garden. Stainless steel single drainer sink unit with mixer tap and cupboards under, a range of floor standing cupboards, drawers and units with adjacent work surfaces, wall mounted matching cupboards. Space for automatic washing machine, filter hood over cooker/oven space. Tiled flooring, radiator.



### **FIRST FLOOR LANDING**

Double glazed window to front elevation (overlooking green), built-in linen cupboard and access to loft space.

### **BEDROOM ONE**

10' 10" x 9' 10" (3.30m x 2.99m)

Double glazed window to rear elevation, radiator. Fitted double wardrobe cupboard and built-in cupboard housing wall mounted gas fired boiler.

### **BEDROOM TWO**

9' 11" x 6' 9" (3.02m x 2.06m)

Double glazed window to rear elevation, radiator.

### **BEDROOM THREE**

10' 0" x 6' 10" (3.05m x 2.08m)

Double glazed window to side elevation, radiator.

### **FAMILY BATHROOM**

6' 4" x 5' 11" (1.93m x 1.80m)

Double glazed frosted window to front elevation. Low level WC, pedestal wash hand basin, and panel bath with hand grips, Triton shower unit over bath. Tiled walls.

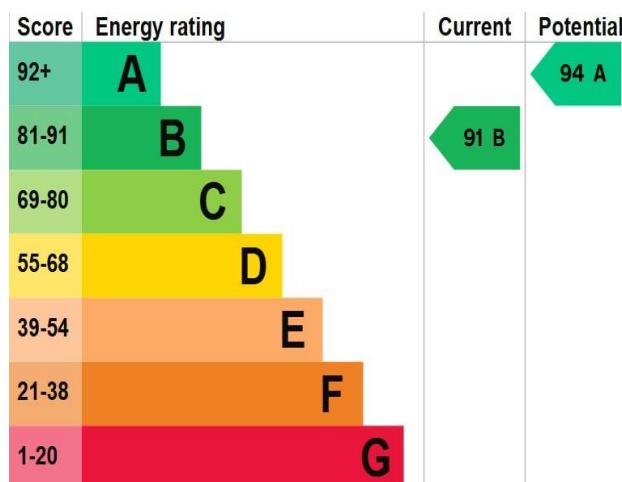
### **FRONT GARDEN**

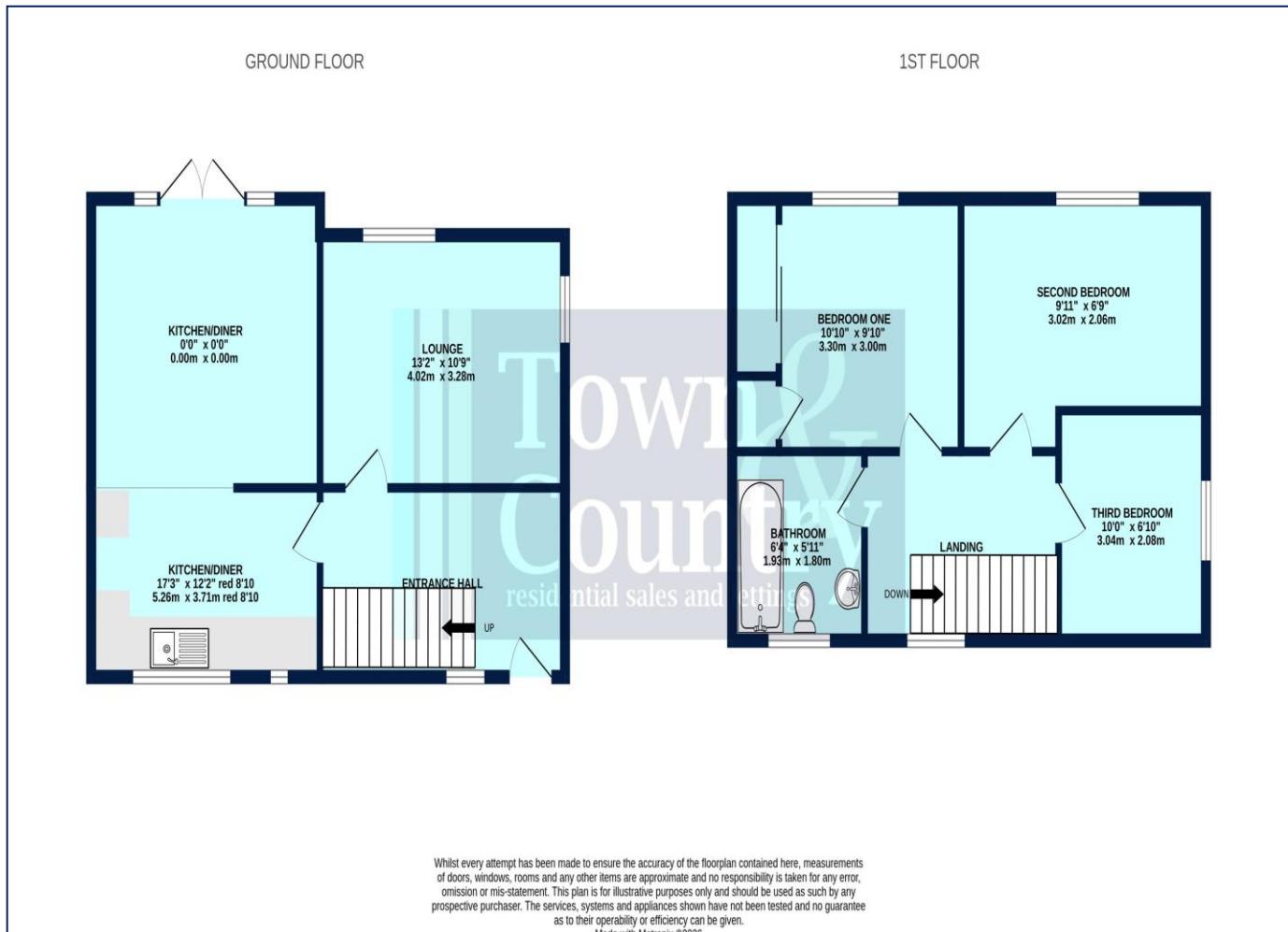
Laid mainly to lawn, flower beds, with side access to rear.

### **REAR GARDEN**

Extending to approximately 45ft, lawned area, two timber sheds and side access.







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