

22 Holly Road, Stanway, Colchester, Essex, CO3 0QL



**Freehold**

Guide Price

**£300,000**

Subject to contract

Good size garden

**3** bedrooms  
Sitting/dining room  
Conservatory



Providing excellent access to primary and secondary schooling this semi-detached property has a garage and off road parking

## Some details

### General information

A three bedroom semi-detached house located within walking distance of a good primary and secondary schooling. The property has a 17ft conservatory overlooking the good-sized beautifully stocked rear garden with a timber garage and off road parking.

The accommodation briefly comprises door to spacious entrance hall which has a door to the kitchen and to the lounge/dining room which has a radiator and feature gas fire. There are patio doors leading to the conservatory which has radiator and patio door leading to the rear garden. The kitchen has a range of work surfaces with cupboards and drawers under, matching eye-level units, space for a cooker, fitted pantry cupboard, part-tiled walls and door to the timber garage.

On the first floor there is a landing with loft access and doors leading to the three bedrooms and the bathroom. Bedroom one has two fitted wardrobes and radiator with bedroom to having fitted wardrobes and storage shelves, radiator and window to the rear. Bedroom three has access to the airing cupboard, wall mounted gas boiler (not tested) and window to the front. The bathroom has a low level WC, wash hand basin, panelled bath, part-tiled walls and radiator.

### Entrance hall

8' 3" x 7' 7" (2.51m x 2.31m)

### Lounge/dining room

18' 6" x 10' 5" (5.64m x 3.18m)

### Kitchen

11' 9" x 8' 6" (3.58m x 2.59m)

### Conservatory

17' 8" x 9' 4" (5.38m x 2.84m)

### Landing

#### Bedroom one

11' 4" x 9' 5" (3.45m x 2.87m)

#### Bedroom two

13' 7" x 6' 9" (4.14m x 2.06m)

#### Bedroom three

8' 4" x 5' 3" (2.54m x 1.6m)

#### Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

#### Timber garage

20' 5" x 8' 7" (6.22m x 2.62m)

### The outside

To the front of the property there is a driveway providing off road parking with a small garden area to the front with mature flower and shrub borders. There is access to the timber garage which has a reduced size garage door and personal leading into the garage and a personal door to the rear garden.

To the rear of the property is a paved patio area with a beautifully mature garden with well-stocked flower beds and two mature trees. The garden is a good size and forms a wonderful backdrop to the property.

### Where?

The property is situated in the popular area of Stanway to the west of Colchester town centre. It is within walking distance of local primary and secondary schools, there is local facilities including a post office/shop, take-away, launderette and baker nearby. Tollgate Retail Park with Sainsbury superstore and petrol filling station is also within a comfortable reach.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - JBG

### Directions

Proceed from our Tollgate, Stanway office up to Tollgate Approach roundabout turning right onto London Road. At the mini roundabout turning right into Villa Road, follow the road down and left into Holly Road turning right where the property will be seen further along on the left hand side.

### Further information

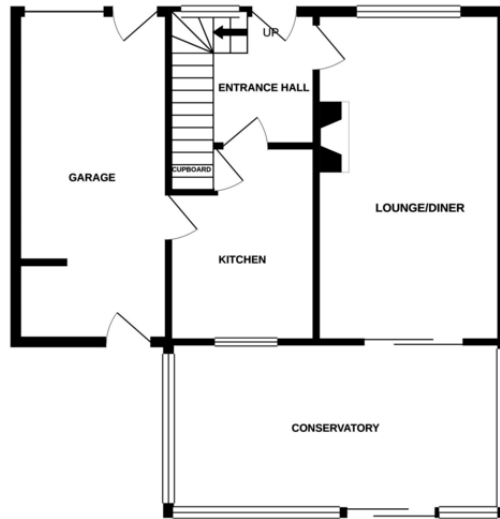
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

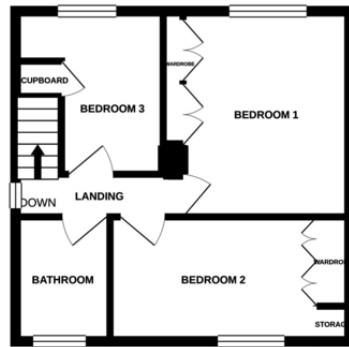
To make an appointment to view this property please call us on 01206 216 543.

GROUND FLOOR



FennWright.

1ST FLOOR



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