

46 Fingringhoe Road, Colchester, Essex, CO2 8EB



Freehold

Guide Price of

**£230,000 to
£240,000**

Subject to contract

3 bedrooms
2 reception rooms
Off Road Parking



Located close to good amenities, this well proportioned property which has a good size rear garden and off road parking to the rear.

Some details

General information

A three bedroom mid terrace house situated within walking distance of a local shop. The property has a good size garden and off road parking to the rear.

The accommodation in brief comprises of an entrance door into the lounge which has a radiator, a window to the front and a door to the inner lobby which has stairs rising off to the first floor. A further door leads into the dining room which has a radiator, feature fireplace, window to the rear and a door into the kitchen.

The kitchen has a range of work surfaces with cupboards and drawers under, matching eye level units, butler sink, a radiator, space for a washing machine, cooker, tumble dryer and a door into the rear lobby which has a door leading onto the rear garden and the ground floor bathroom.

The ground floor bathroom comprises of a panel bath with shower attachment over, wash hand basin, low level WC, heated towel rail, tiled walls, tiled flooring with an extractor fan and a window to the rear.

On the first floor there is a small landing with doors to bedrooms one and two. Bedroom one has a fitted cupboard, radiator, feature fireplace and a window to the front. Bedroom two has exposed floorboards, a radiator, a window to the rear and a door into bedroom three, which has a window to the rear, access to the loft space and a radiator.

Lounge

11' 1" x 10' 6" (3.38m x 3.2m)

Dining room

11' 4" x 11' 1" (3.45m x 3.38m)

Kitchen

14' 3" narrowing to 11' 3" x 6' 5" (4.34m x 1.96m)

Rear lobby

Bathroom

7' 2" x 6' 1" (2.18m x 1.85m)

First Floor

Bedroom one

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom two

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom three

14' 4" x 6' 6" (4.37m x 1.98m)

Outside

To the rear of the property there is a garden which is predominately laid to lawn and enclosed by wooden panel fencing, there is also access to a hard standing area where there is off road parking available to the property, accessed via Rowhedge Road.

Location

The property is situated to the south of Colchester town centre, within a short distance of a local store, fish and chip shop and co-op local providing straight forward access to Tesco Superstore and fuelling station. Frequent bus services leave from the area to Colchester town centre which has a wider range of shopping facilities.

Important information

Council Tax Band - B

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 out of Colchester along the Old Heath Road continuing straight ahead at the mini roundabouts towards Fingringhoe where the property can be located further along on the left hand side.

Further information

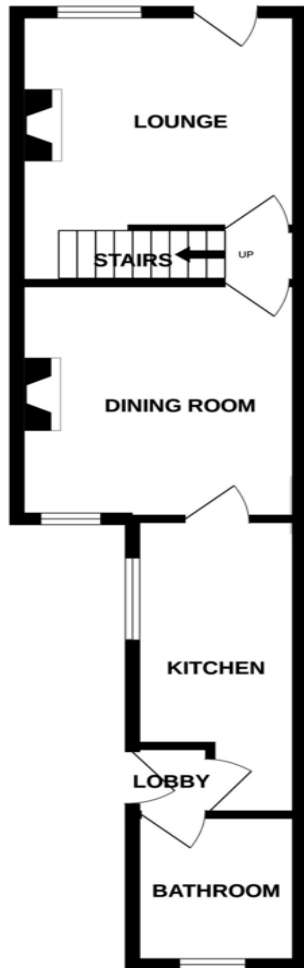
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



1ST FLOOR



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