

Stanford Road, Colchester, Essex, CO4 5NF



**Freehold**

Asking Price Of

**£375,000**

Subject to contract  
North Station

4 bedrooms  
2 reception rooms  
2 bathrooms





## Some details

### General information

Situated within easy reach of Colchester General Hospital and North Station providing services to London Liverpool Street is this very well presented four bedroom town house offering modern living over three floors. The property has been owned since new by the current sellers and is offered to a high standard with TV and telephone points to all principal rooms, with tiled flooring on the ground floor.

The property is accessed via a double glazed entrance door which leads into an entrance hall with a double storage cupboard and stairs to the first floor and gives access to the ground floor cloakroom which comprises of WC, hand basin and a double glazed window to the side with tiled flooring.

The spacious kitchen/dining room is also located on the ground floor with dual aspect windows and sliding double glazed doors leading onto the rear garden with the kitchen area being fitted with a range of modern units and worksurfaces with cupboards and drawers under, built in ceramic hob, electric oven and grill with extractor fan over, sink with mixer tap, integrated dishwasher and fridge/freezer with a utility cupboard, having plumbing for washing machine and two double glazed windows to the front.

On the first floor the lounge can be found, which is of L shaped design with picture window to the front and double glazed French doors to a Juliet balcony with a further double glazed window to the side.

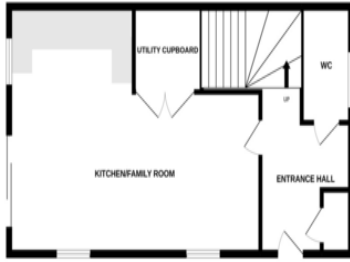
Bedroom two can also be found on the first floor, which again also has dual aspect windows to the front and side.

On the second floor the master bedroom can be found, again with dual aspect windows, built-in double wardrobe with an airing cupboard and immersion heater, featuring an en-suite shower room with shower cubicle, hand basin and WC, chrome heated towel rail and a double glazed window to the side. Bedrooms three and four can also be found, with bedroom three having dual aspect windows and being of double size, bedroom four is currently being used as a dressing room, with the addition of fitted wardrobes with



A very well presented four bedroom semi-detached town house situated within easy walking distance to Colchester North Station and General Hospital offering bright and airy accommodation over three floors, with garden and parking space.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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a double glazed window to the side. Also on the second floor the family bathroom can be found, which offers WC, hand basin, panel bath with mixer tap with shower attachment, chrome heated towel rail and a double glazed window to the front.

**Entrance hall**

14' 11" x 7' 10" (4.55m x 2.39m)

**Cloakroom**

7' 0" x 4' 2" (2.13m x 1.27m)

**Kitchen/dining room**

20' 5" x 11' 6" widening to 14' 11" (6.22m x 3.51m)

**Landing**

**Lounge**

17' 0" x 14' 11" (5.18m x 4.55m)

**Bedroom two**

15' 3" x 10' 11" (4.65m x 3.33m)

**Landing**

**Bedroom one**

11' 2" x 10' 9" (3.4m x 3.28m)

**Ensuite**

**Bedroom three**



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Particulars for 10 Stanford Road, Colchester, CO4 5NF

10' 5" x 7' 8" (3.18m x 2.34m)

#### **Bedroom four**

6' 10" x 4' 11" (2.08m x 1.5m)

#### **Bathroom**

7' 8" x 5' 9" (1.78m x 1.75m)

#### **Outside**

To the rear of the property there is a paved area which leads to the garden area with flower bed, enclosed by brick walling and fencing, useful wooden garden shed with gated rear access to the carport located at the rear providing off road parking.

There is a pathway to the front of the property which is enclosed by railings leading to the front door.

#### **Location**

The property is situated within reach of Colchester North Station providing services to London Liverpool Street and is within walking distance to Colchester General Hospital and Turner Rise Retail Park which also provides a range of shopping facilities with national outlets and ADSA superstore. The A12 can also be accessed London bound towards the M25. The town centre is also a short distance away providing a further range of shopping facilities, bars and restaurants.

#### **Important information**

##### **Council Tax Band - E**

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

Tenure - Freehold

EPC rating - C

Our ref - PRC

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#### **Further information**

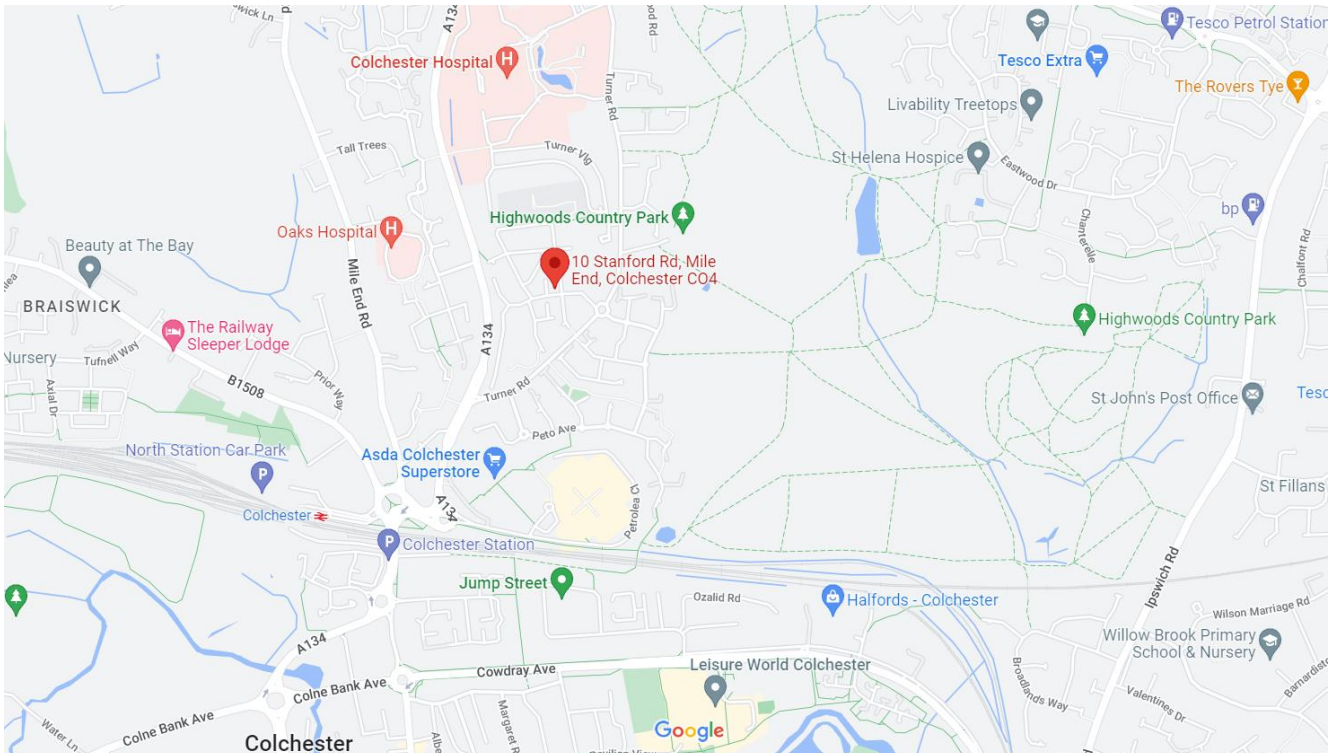
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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#### **Viewing**

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





## Directions

Proceed out of Colchester from North Station along the A134 Northern Approach Road, at the traffic light junction turn right into Turner Road, at the roundabout junction turn left into Stanford Road where the property can be found on the right hand side location by a Fenn Wright For Sale board.

To find out more or book a viewing

**01206 763 388**

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