

28 London Road, Colchester, CO3 4DE



Freehold

Guide Price

£275,000 - £300,000

Subject to contract

Renovation required

No onward chain

3 bedrooms,
2 reception rooms
1 bathroom



Some details

General information

Situated to the west of Colchester and conveniently placed for local amenities, schools and the town centre, is this semi-detached house requiring renovation throughout, with a fantastic large rear garden.

There is an enclosed entrance porch, with a door then leading you into the entrance hall. In the entrance hall there is the stair flight to the first floor, and doors leading you into the lounge and kitchen. The front facing sitting room has a bay window overlooking the driveway, and an opening into the dining area. The dining area has a double-glazed window to the rear aspect, and a radiator.

The kitchen comprises of wall and base units, large under stairs cupboard, a double-glazed window to the rear, wall mounted gas fired boiler, fitted worksurface with inset sink, and a double glazed obscured door into the lean too.

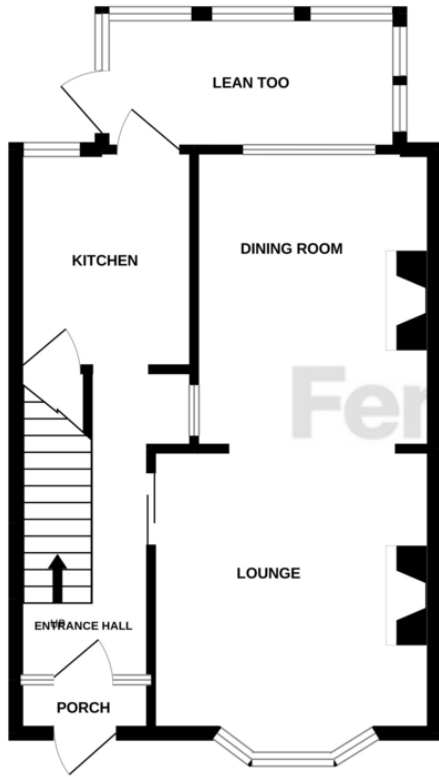
On the first floor the landing has access to the loft space, all three bedrooms, and the family bathroom. Bedroom one is situated at the front of the property and benefits from having built in wardrobes and a double-glazed bay window. Bedroom two is at the rear of the property, houses the airing cupboard, and has a double-glazed window overlooking the rear garden. Bedroom three is situated at the rear of the property also and has a double-glazed window.

The bathroom consists of a panelled bath, hand wash basin, low level w/c, radiator, and a double-glazed obscured window to the front.

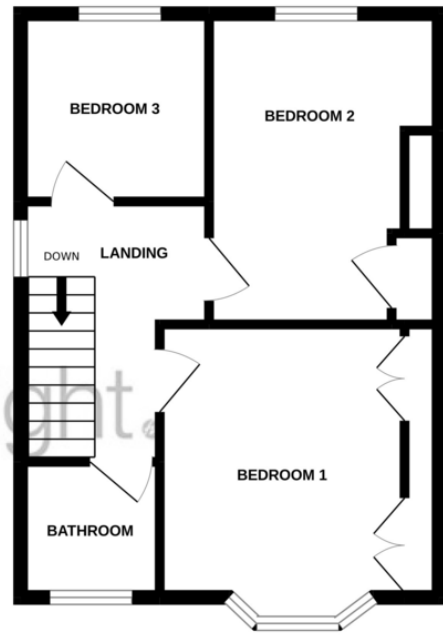


An established three bedroom semi-detached house requiring modernisation throughout, with a fantastic large rear garden, and heaps of potential to improve and extend, subject to the right planning.

GROUND FLOOR



1ST FLOOR



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Entrance porch

Entrance hall

Lounge

11' 3" x 10' 11" (3.43m x 3.33m)

Dining room

11' 11" x 9' 3" (3.63m x 2.82m)

Kitchen

8' 8" x 7' 4" (2.64m x 2.24m)

Landing

Bedroom one

10' 11" x 10' 3" (3.33m x 3.12m)

Bedroom two

11' 11" x 9' 3" (3.63m x 2.82m)

Bedroom three

7' 5" x 7' 2" (2.26m x 2.18m)

Bathroom

5' 7" x 5' 5" (1.7m x 1.65m)



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The outside

The property is set back from the road with a lawned garden, and a driveway for two cars. To the left-hand side of the property there is access to the garden via a side garden. The large rear garden has heaps of scope and potential to improve and would make a lovely space for any growing family. There are 2 sheds which are set to remain, and a brick-built outbuilding.

Location

As previously mentioned the property occupies an excellent position within proximity of local amenities and both Colchester and Marks Tey stations are close at hand. Colchester town centre is within easy reach with its excellent range of shopping and recreational facilities, wine bars, restaurants and Mercury Theatre.

Important information

Council Tax Band -

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

Tenure - Freehold

EPC rating -

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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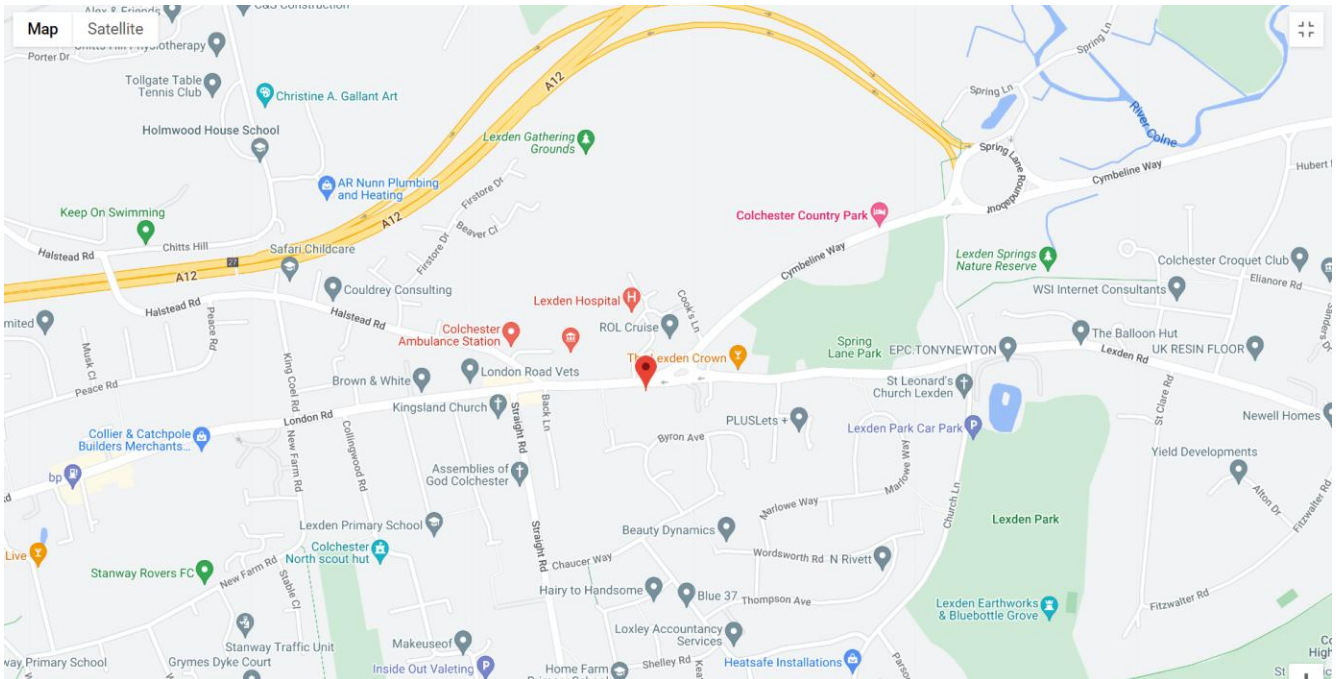
Viewing

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Directions

Proceed from our Tollgate Stanway office up to the Tollgate Approach roundabout taking the 4th exit onto London Road. Follow the road down over two mini roundabouts continue to the end of the road and perform a 'u' turn at the roundabout where the property will be found on your left-hand side marked by a Fenn Wright 'for sale' board.

To find out more or book a viewing

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