



4 bedroom Semi-Detached House located in Colchester.

Guide Price
£375,000 - £400,000

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Abbey Field View Colchester CO2 7US



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FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE OF £375,000 - £400,000 ***

** NO ONWARD CHAIN **

This elegant and well-presented town house offers flexible family accommodation over three floors, with four bedrooms, two bathrooms plus cloakroom, a good sized living room, a modern kitchen/diner, and a private rear garden. The property is situated in a prime location, close to Colchester city centre, Abbey Fields, and the mainline railway station.

THE LOCATION

The property benefits from gas central heating, double glazing, two off-road parking spaces, and a low-maintenance rear garden with a patio area and lawn. The property is located within walking distance of Colchester's historic city centre, which offers a range of shops, restaurants, bars, and cultural attractions. Abbey Fields is a scenic parkland with a Roman wall, a Norman castle, and a boating lake. The mainline railway station provides fast and frequent links to London Liverpool Street and other destinations.

ENTRANCE HALL

LOUNGE

15 ' 2" x 9' 8" (4.62m x 2.95m)

CLOAKROOM

3 ' 0 " x 4 ' 11 " (0.91m x 1.5m)

KITCHEN

15' 2" x 8' 5" (4.62m x 2.57m)

FIRST FLOOR

BEDROOM ONE

15' 2" x 8' 5" (4.62m x 2.57m)

ENSUITE

6' 2" x 5' 6" (1.88m x 1.68m)

BEDROOM TWO

15' 2" x 9' 7" (4.62m x 2.92m)

SECOND FLOOR

ROOM THREE

15' 2" x 9' 11" (4.62m x 3.02m)

BEDROOM FOUR

15' 2" x 8' 5" (4.62m x 2.57m)

BATHROOM

7' 10" x 5' 8" (2.39m x 1.73m)

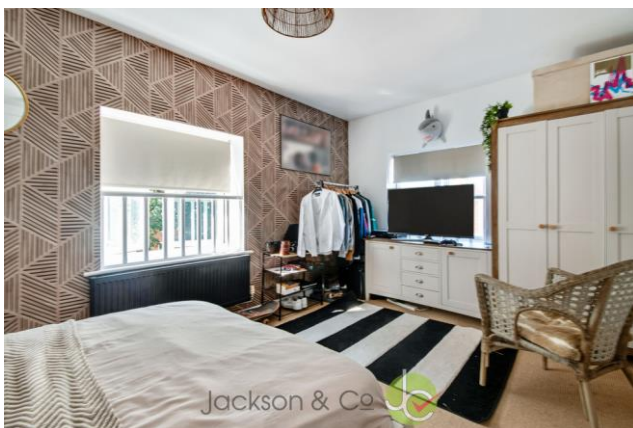
OUTSIDE

The front garden enclosed by fencing, composing of plants and small bushes.

The rear garden mostly laid to lawn, patio steps leading down to 2 allocated parking spaces, side gate leading to front of the property, enclosed by solid brick wall and fencing.

AGENTS NOTES

Please note: The bar area situated within the dining room will not be included in the sale of the property.



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