



**3 bedroom  
Semi-Detached  
House located  
in Colchester.**

**Guide Price  
£240,000 - £250,000**



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# Greenstead Road Colchester CO1 2SN

## FULL DESCRIPTION

\*\*\* GUIDE PRICE OF £250,000 - £275,000 \*\*\*

An excellent three bedroom semi-detached property located within walking distance to Hythe station, Essex university and Colchester town with a driveway and a low maintenance garden.

## LOUNGE/DINER

**24' 2" x 13' 11" (7.37m x 4.24m)**

Double glazed windows to front and rear, two radiators, stairs to first floor, under stair storage, fireplace and door to;

## KITCHEN

**11' x 7' (3.35m x 2.13m)**

Matching base and eye level units, inset one and a half sink bowl with drainer, integrated oven with four ring gas hob, space for a fridge/freezer and washing machine, chrome heated towel rail, double glazed windows to rear and side and door to garden.

## FIRST FLOOR

Two storage cupboard, loft access and doors to;

## MASTER BEDROOM

**14' x 10' 8" (4.27m x 3.25m)**

Storage cupboard, double glazed window to front and radiator.

## BEDROOM TWO

**9' 1" x 8' 11" (2.77m x 2.72m)**

Radiator and double glazed window to rear.

## BEDROOM THREE

**7' 11" x 7' 8" (2.41m x 2.34m)**

Double glazed window to rear, radiator and storage cupboard.

## BATHROOM

Low level WC, pedestal wash hand basin, panelled bath with shower over, obscured double glazed window to side and chrome heated towel rail.

## AGENTS NOTES

EPC - D

Council tax - C



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EPC

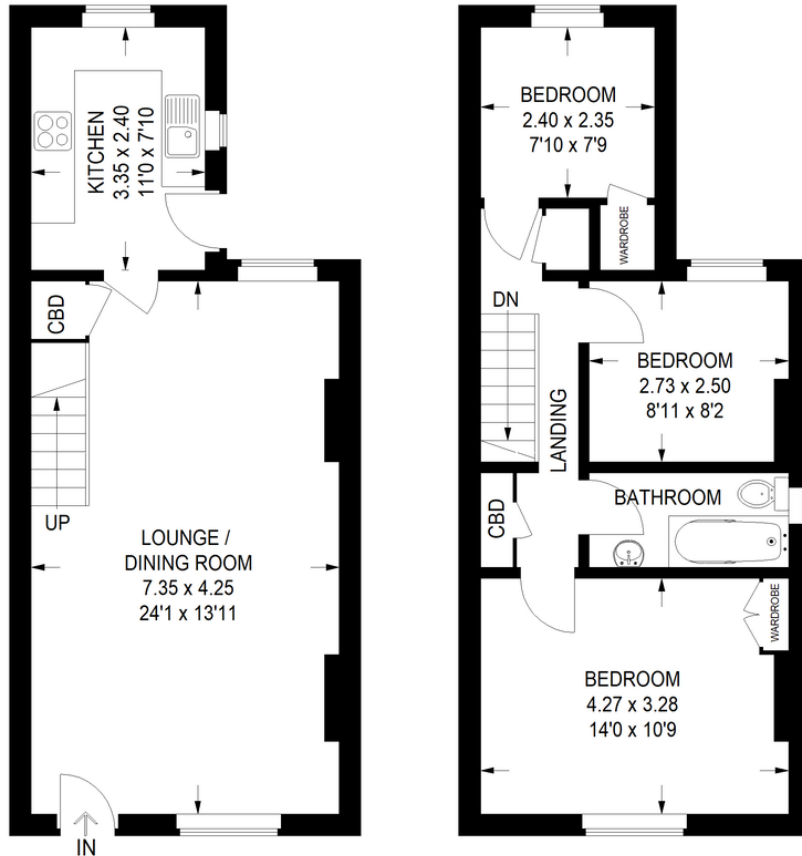




## FLOORPLAN

### Greenstead Road

Approximate Gross Internal Area  
79.6 sq m / 857 sq ft



Ground Floor  
?? sq m / ?? sq ft

First Floor  
?? sq m / ?? sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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