



4 / 3 bedroom End Terraced House located in Colchester.

Guide Price
£400,000 - £435,000

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Londinium Road Colchester CO2 7NT



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OVERVIEW

**** GUIDE PRICE £400,000 - £435,000 ****

This modern and beautifully maintained four/three-bedroom, home offers sleek finishes, a contemporary kitchen and well-proportioned living spaces across two floors. Originally a four-bedroom home; the vendors removed a stud wall to enlarge the master but can reinstate it if buyers require four bedrooms. The property benefits from two bathrooms, a downstairs cloakroom and off-road parking. Early viewing highly recommended.

STEP INSIDE

The front door opens into a welcoming entrance hall with access to a cloakroom and useful understairs storage. To the front of the home sits a spacious contemporary kitchen, featuring modern cabinetry, integrated appliances and ample work surfaces.

To the rear, the open plan living and dining area runs the full width of the property, creating a bright, versatile space with sleek finishes and French doors leading directly into the garden.

Upstairs, the property offers three well-presented bedrooms. The main bedroom includes its own En-suite shower room, finished in a contemporary style. Two further bedrooms share the modern family bathroom, complete with a clean and elegant design.

DIMENSIONS

Kitchen: 16' 3" x 10' 3" (4.9m x 3.1m)
Sitting Room: 18' 1" x 15' 3" (5.5m x 4.6m)
Bedroom 1: 18' 0" x 12' 1" (5.4m x 3.6m)
Ensuite: 7' 5" x 4' 8" (2.2m x 1.4m)
Bedroom 2: 11' 8" x 10' (3.6m x 3.0m)
Bedroom 3: 9' 9" x 7' 8" (3.0m x 2.3m)
Bathroom: 7' 5" x 5' 6" (2.2m x 1.7m)

STEP OUTSIDE

The rear garden is directly accessed through French doors from the living/dining room, providing an ideal space for outdoor dining, relaxing, or entertaining. To the front, the property benefits from an allocated parking area.

LOCATION

Located in the popular Abbey fields area of Colchester, this home is ideally positioned for easy access to a good selection of shops and local amenities. The area offers a broad choice of schools, including several well regarded primary and secondary options, with many rated Good or Outstanding by Ofsted across the wider Colchester area.

Transport links are excellent, with regular bus routes serving the surrounding neighbourhoods. Colchester Town and Hythe (Essex) railway stations provide convenient onward connections to Colchester mainline station, offering services into London Liverpool Street. The A12 is also easily accessible.

AGENTS NOTE

This property was originally configured as a four-bedroom home. The current owners have removed a stud wall to create a more spacious master bedroom. Should the purchaser prefer the original layout, the vendors are willing to reinstate the stud wall, returning the property to its four-bedroom configuration prior to completion.





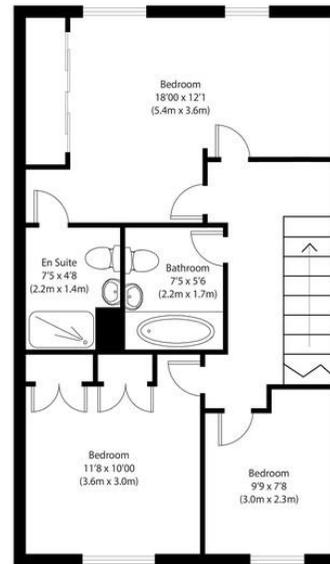
Londinium Road, Colchester, CO2 7NT



FLOORPLAN



Ground Floor



First Floor



Approximate Gross Internal Area
1170 sq ft (109 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohelpgroup.co.uk



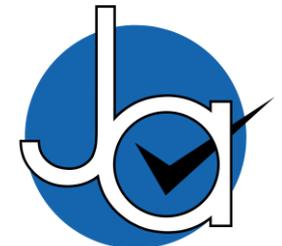
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