



Fingringhoe Road, Colchester, CO2 8EB

welcome to

Fingringhoe Road, Colchester

This lovely family home is situated in the Old Heath area of Colchester, offering excellent access to local shops, amenities, play ground and Old Heath Community Primary School. The property is also situated on a bus route into Colchester's City Centre, as well as the popular village of Rowhedge.



OFFERED WITH NO ONWARD CHAIN, this well presented and spacious terraced house is situated on the south side of Colchester, offering excellent access to amenities and transport links. Ground floor accommodation comprises living room with doors onto the conservatory, and kitchen/breakfast room. The first floor offers two generous double bedrooms and a modern family bathroom. Externally there is driveway parking and a lovely mature rear garden which is generous in size and enjoys privacy.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Living Room

Upvc double glazed window to front, open fireplace, upvc double glazed double doors to Conservatory, carpet, radiator.

Conservatory

Upvc double glazed windows and doors to rear, laminate wood flooring, radiator.

Kitchen / Breakfast Room

Range of matching white base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, built-in oven and hob with extractor over, space for appliances, radiator, laminate wood flooring, upvc double glazed windows to front and rear and door to rear.

First Floor Accommodation

Landing

Upvc double glazed window to rear, doors to:

Bedroom One

Upvc double glazed windows to front and rear, radiator, carpet, built-in cupboard.

Bedroom Two

Upvc double glazed window to front, radiator, carpet.

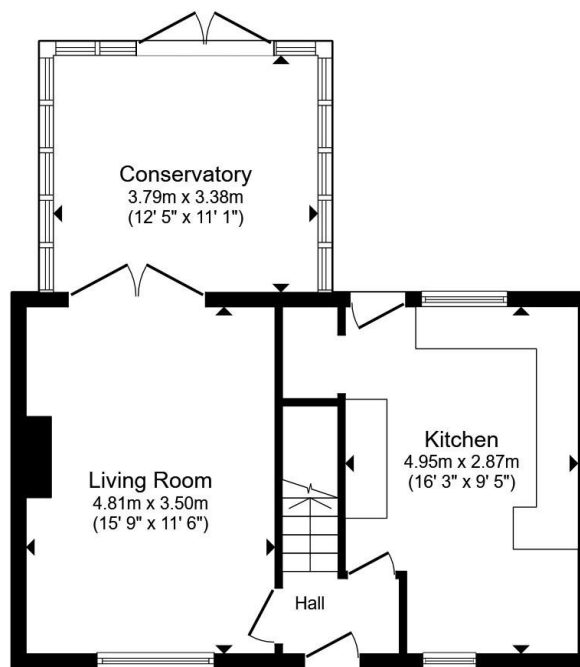
Bathroom

White suite comprising panel enclosed bath with shower attachment over and screen, pedestal wash hand basin with vanity cupboard under and low level w.c., part tiled walls, laminate wood flooring, radiator, upvc double glazed window to rear.

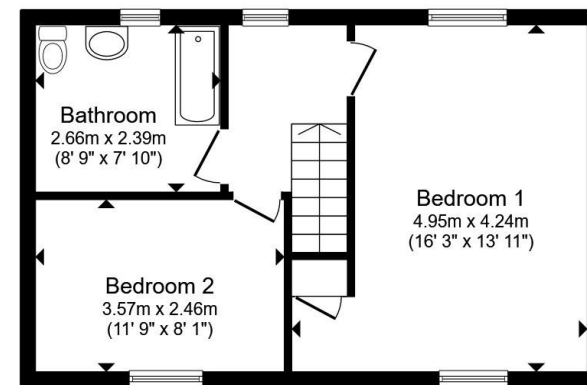
Outside

To the front of the property there is a driveway providing off road parking and lawned area, retained by high level hedging, providing direct access to the garden.

There is a generous rear garden which is mainly laid to lawn with mature hedges, trees and shrubs providing an tranquil space for relaxing, entertaining and al fresco dining.



Ground Floor



First Floor

Total floor area 91.9 m² (989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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h brown**



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welcome to

Fingringhoe Road, Colchester

- NO ONWARD CHAIN
- Spacious Living Accommodation
- Conservatory
- Two Double Bedrooms
- Modern First Floor Bathroom
- Driveway Parking
- Generous Enclosed Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121549 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk