



Claudius Road, COLCHESTER, CO2 7RR

welcome to

Claudius Road, COLCHESTER

This deceptively spacious two/three bedroom family home is situated off Mersea Road, close to local amenities and St Georges School. The property is also just a short walk away from transport links and further shops, being situated within 1 mile of Colchester town train station and the city centre.



Early viewing is advised of this well presented semi detached family home offering feature cast iron fireplaces and being ideally situated for access to amenities and transport links.

The ground floor benefits from spacious living accommodation with two reception rooms as well as a conservatory and modern kitchen.

The first floor offers master bedroom with en suite, further double bedroom and four piece family bathroom. In addition there is a loft room/further bedroom to the second floor.

Externally there is a generous enclosed rear garden providing the ideal space for relaxing.

Entrance Door To:

Entrance Hall

With stairs to first floor and doors to Lounge & Dining Room.

Dining Room / Sitting Room

10' 11" max x 10' 10" (3.33m max x 3.30m)

Double glazed sash window to front, laminate wood flooring, feature ornate cast iron fireplace, radiator.

Lounge

13' 9" max into recess x 11' 3" (4.19m max into recess x 3.43m)

Double glazed French doors to rear, laminate wood flooring, radiator, door to:

Kitchen

12' 10" max x 8' 6" max (3.91m max x 2.59m max)

Double glazed window to side, range of modern matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit, complimentary tiled splashbacks, integrated double oven and hob with extractor over, spaces for tall fridge/freezer + washing machine + dishwasher,

laminate wood flooring, ceiling spotlights, square arch to:

Conservatory

11' 3" x 10' 4" (3.43m x 3.15m)

Brick and upvc double glazed construction with laminate wood flooring, radiator, external door to side.

First Floor Accommodation

Landing

Stairs to second floor, built-in cupboard, doors to:

Bedroom One

13' 10" x 10' 10" (4.22m x 3.30m)

Two double glazed sash windows to front, feature cast iron fireplace, carpet, radiator, door to:

En Suite

Modern white suite comprising shower cubicle, wash hand basin set into vanity unit with cupboard under and low level w.c., tiled walls, radiator, tiled floor, double glazed window to side.

Bedroom Two

13' 7" x 8' 7" (4.14m x 2.62m)

Double glazed sash window to rear, laminate wood flooring, radiator.

Bathroom

Modern four piece suite comprising corner shower cubicle, panel enclosed bath tub with central taps, low level w.c., and wash hand basin set into vanity cupboard, part tiled walls, double glazed window to rear, radiator.

Second Floor Accommodation

Loft Room / Bedroom

13' 6" max x 12' max (4.11m max x 3.66m max)

Double glazed window to rear, sloping ceiling, carpet.

Outside

To the front of the property there is a small front garden with pathway to entrance door, all enclosed by brick wall.

The property benefits from an attractive rear garden which commences with patio area, the remainder being laid to lawn with mature shrubs and trees, all enclosed by panel fencing.



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welcome to

Claudius Road, COLCHESTER

- Semi Detached Family Home
- Two Receptions + Conservatory
- Modern Kitchen
- Two First Floor Double Bedrooms
- En Suite & Four Piece Family Bathroom
- Top Floor Loft Room/Bedroom
- Enclosed Rear Garden

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

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121763 - 0002

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