



Bristol Road, Colchester, CO1 2YU

welcome to

Bristol Road, Colchester

Situated within walking distance of Colchester's town centre and Castle Park, this well presented detached house benefits from cloakroom, open plan living accommodation, three good size bedrooms and family bathroom. Externally there is off road parking, garage & enclosed garden.



Early viewing is advised of this detached family home conveniently situated for access to amenities, shops, schools and transport links.

Upvc Entrance Door To:

Entrance Hall

Laminate wood flooring, radiator, stairs to first floor with storage cupboard under, doors to:

Cloakroom

Upvc obscure window to side, low level w.c., wash hand basin, radiator.

Lounge / Diner

Upvc double glazed window to front, upvc double glazed French doors to rear garden, two radiators, laminate wood flooring, opening to:

Kitchen

Upvc double glazed window to rear, range of modern base and eye level units, built in high-end double oven, Neff induction hob, Smeg dishwasher. Work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, space for appliances, recently installed Worcester combi boiler (October 2025), tiled floor leading to Storage Area.

Kitchen Extension/Storage Area

With upvc double glazed window and door to front, roof window, large cupboards, space for appliances including fridge/freezer, door to:

Utility Room

Fully fitted utility room with plenty of built in cupboard spaces and storage, work surfaces, inset stainless steel sink and drainer unit with mixer tap, radiator, plumbing for washing machine, space for tumble dryer, upvc double glazed window to rear and door to side leading to garden.

First Floor Accomodation

Landing

Upvc obscure window to side, two built-in storage cupboards, doors to:

Bedroom One

Upvc double glazed window to front, radiator, built-in wardrobe with sliding doors.

Bedroom Two

Upvc double glazed window to rear, radiator built-in wardrobe with sliding doors.

Bedroom Three

Upvc double glazed window to front, radiator, loft hatch.

Bathroom

Upvc obscure window to rear, modern white suite comprising concealed cistern w.c., wash hand basin set into vanity unit with cupboards below and panel bath with shower over, radiator, part tiled walls.

Outside

Driveway providing off road parking for around 3 to 4 cars and leading to single garage.

The rear garden is laid to lawn with decked area, mature flower and shrub borders, all enclosed by panel fencing. It has a very large shed and a summer house with working electrics (which may or may not remain).

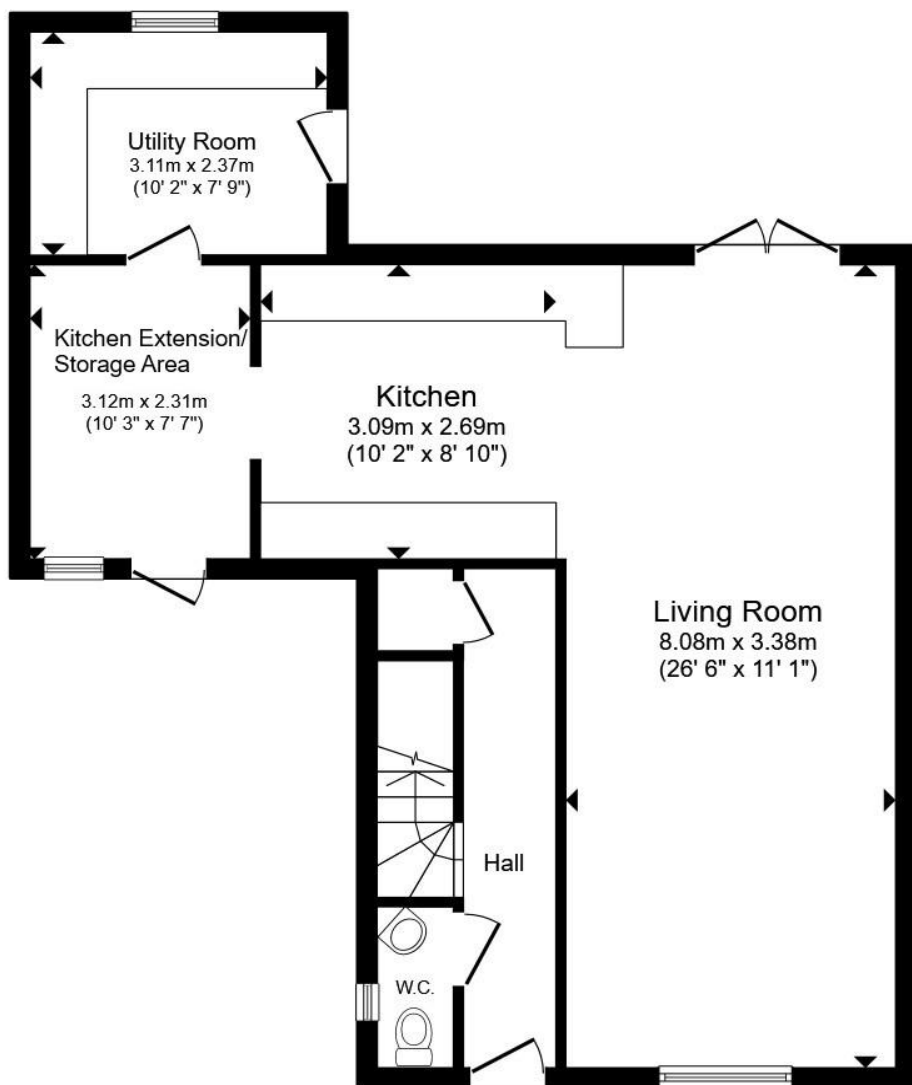
Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

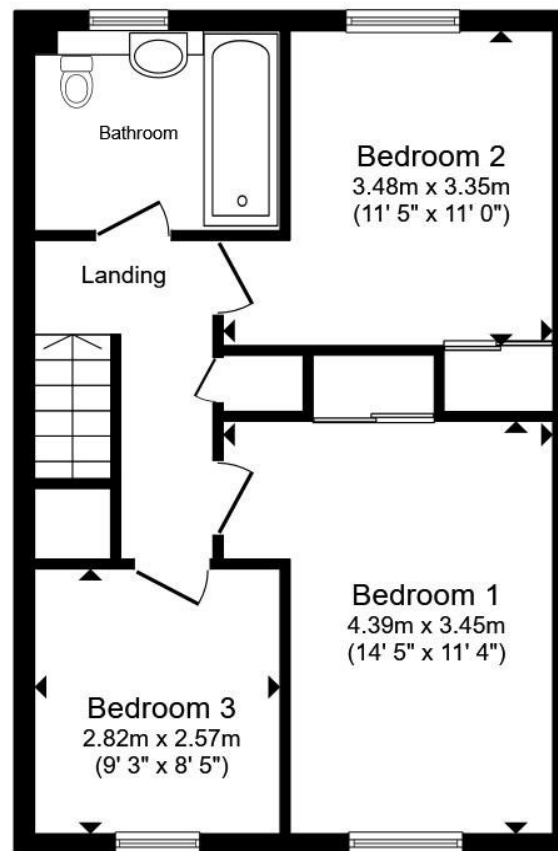


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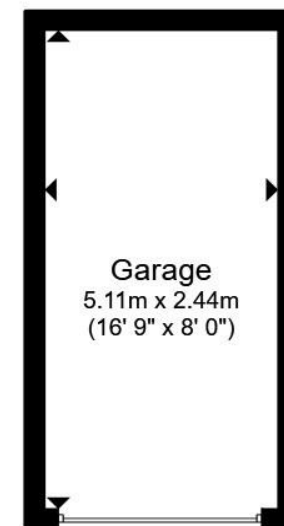




Ground Floor



First Floor



Garage

Total floor area 124.0 m² (1,335 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

welcome to Bristol Road, Colchester

- Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Bedrooms
- Driveway & Garage
- Rear Garden
- Good Access To City Centre & Castle Park

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

guide price
£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121728 - 0004

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