



D'arcy Road, Colchester, CO2 8BB

Guide Price £400,000

Guide Price of £400,000-£425,000. This three bedroom detached home is situated within the south side of Colchester, occupying a large wrap around garden and a corner plot. The property itself consists of a good sized kitchen diner, separate dining room with double doors leading to rear garden and a well presented lounge of a good size with a bay window to the side. The upstairs has three bedrooms and a main family bathroom with access to loft. To the front of the property you will benefit from parking for several cars as well as safe gated access to the rear garden. The rear garden itself is of deceiving size and has been extremely well kept by the current owner. In our opinion this property has bundles of potential and is not one to miss. Call to arrange your viewing.

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Entrance

Dining Room

12'02 x 10'98 (3.71m x 3.05m)

Wood flooring, fireplace, window to side, radiator, double doors leading to rear garden.

Living Room

11 x 15'36 (3.35m x 4.57m)

Log burner, single window to front, bay window to side, radiator

Kitchen

8'99 x 11'70 (2.44m x 3.35m)

Stairs leading to;

First Flooring Landing

Bedroom One

12'68 x 10'98 (3.66m x 3.05m)

Fireplace, window to side, radiator

Bedroom Two

14'11 x 10'13 (4.55m x 3.05m)

Built in wardrobes, access to loft hatch, window, fireplace

Bedroom Three

9'18 x 6'56 (2.74m x 1.83m)

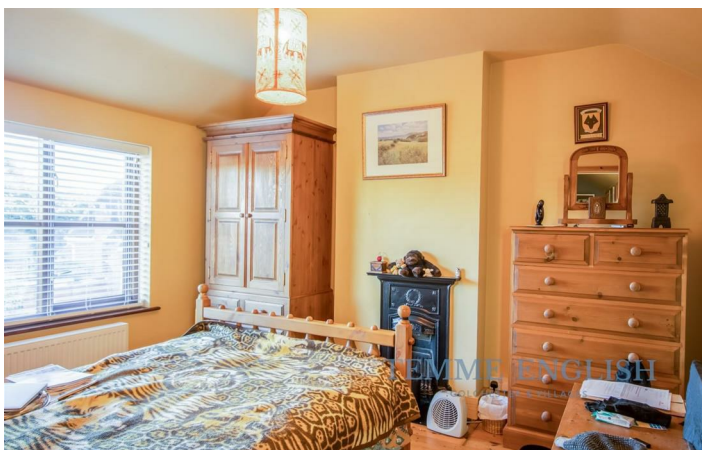
Bathroom

9'46 x 4'61 (2.74m x 1.22m)



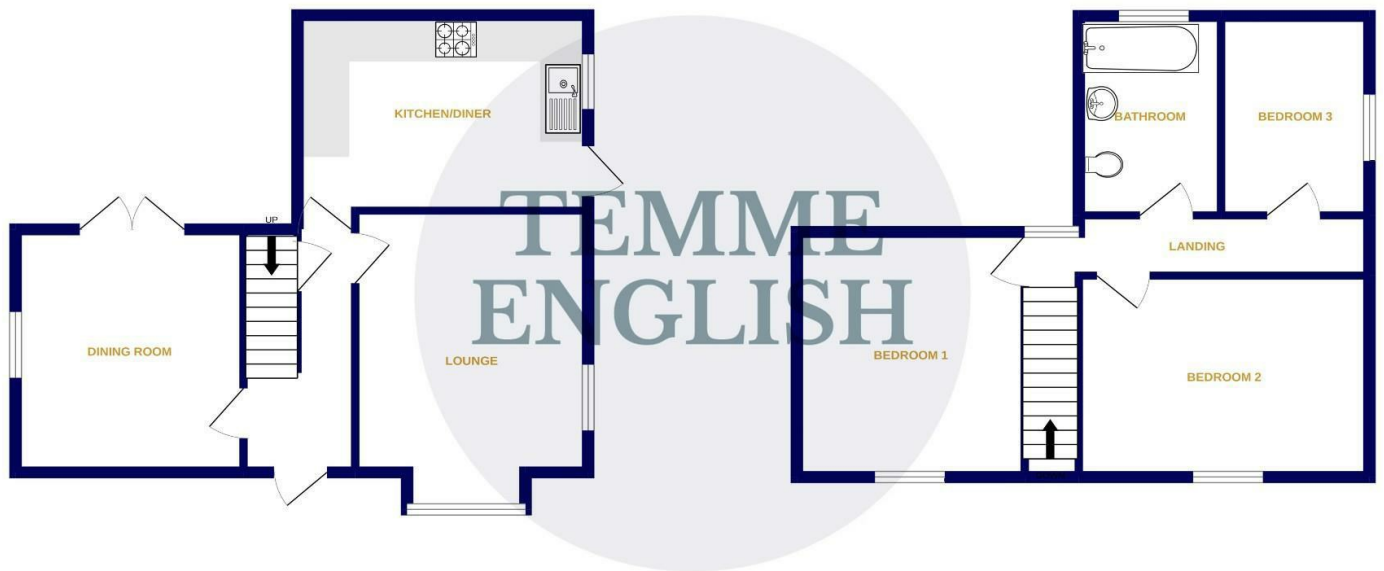
Directions

T. 01206 578112



GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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