



## 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.

## 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)

## Living Room

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

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

## Bathroom

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

## Kitchen

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

## Stairs leading to;

## First Flooring Landing

## Bedroom One

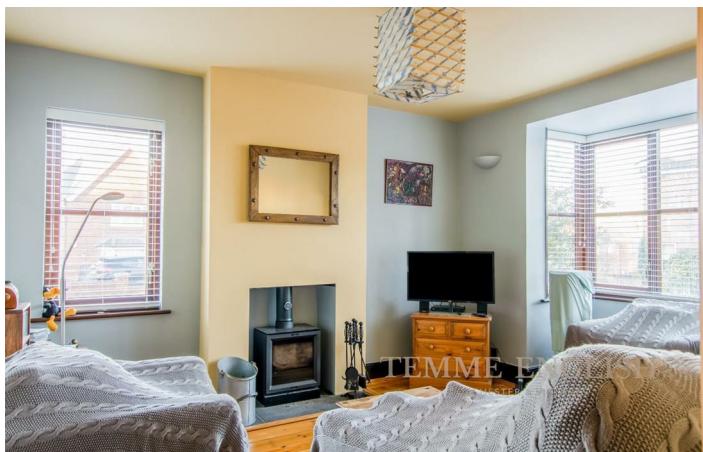
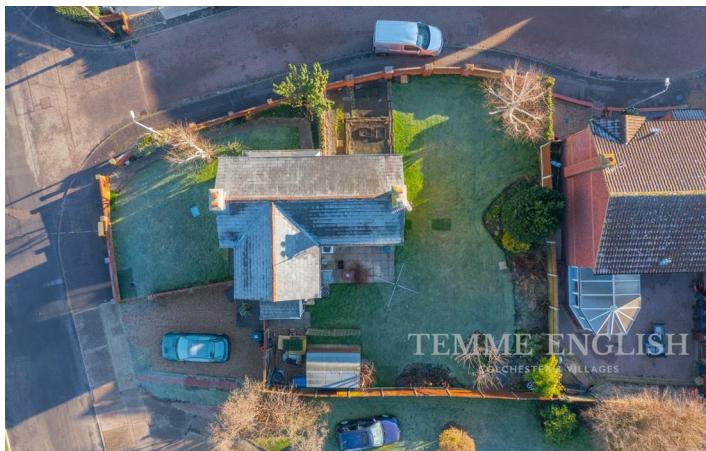
12'68 x 10'98 (3.66m x 3.05m)

Fireplace, window to side, radiator



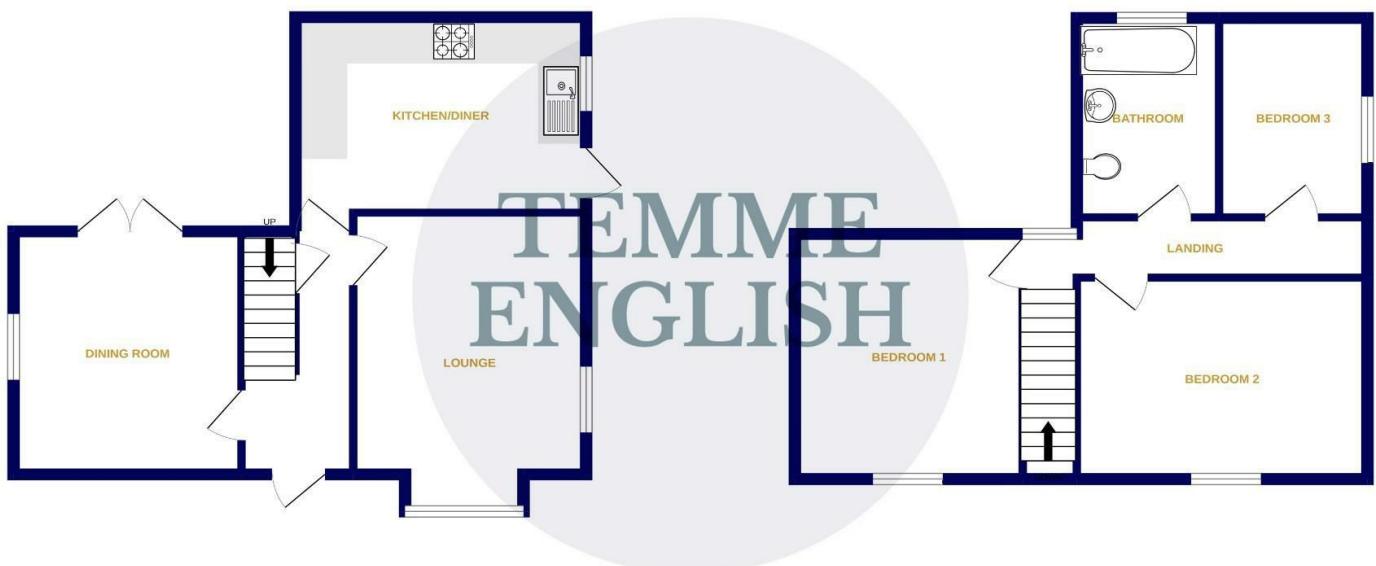
## Directions

T. 01206 578112



## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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