

Beresfords

Est 1968



Beresfords

Offers in excess of £375,000

Freehold | 3 Bed | 2 Bath | House | Semi Detached | Council Tax Band C | EPC C | Ref COS260113

Kensington Road Colchester CO2 7FF

Superbly presented three bedroom semi-detached home featuring a modern re-fitted kitchen, spacious lounge / diner, ensuite to the principal bedroom and landscaped rear garden. Further benefits include a garage and parking for multiple vehicles, close to Colchester city centre, schools and transport links.

- No onward chain
- Modern three bedroom semi-detached home
- Superbly presented throughout
- Modern re-fitted kitchen with integrated appliances
- Spacious lounge / diner with French doors to garden
- En-suite and family bathroom
- Attractive landscaped rear garden
- Garage with power and lighting
- Off-road parking for multiple vehicles
- Convenient access to Colchester city centre and transport links
- No estate management fees



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

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Room Dimensions

Ground Floor

Entrance Hall 11' x 3'8" < 7' (3.35m x 1.12m < 2.13m)

WC 6'3" x 2'9" (1.9m x 0.84m)

Kitchen 11' x 8'7" (3.35m x 2.62m)

Lounge / Diner 14'6" x 12'4" < 16' (4.42m x 3.76m < 4.88m)

First Floor

Bedroom One 10'2" x 9'2" (3.1m x 2.8m)

En-suite 5'10" x 5'3" (1.78m x 1.6m)

Bedroom Two 13'1" > 9'7" x 8'4" (4m > 2.92m x 2.54m)

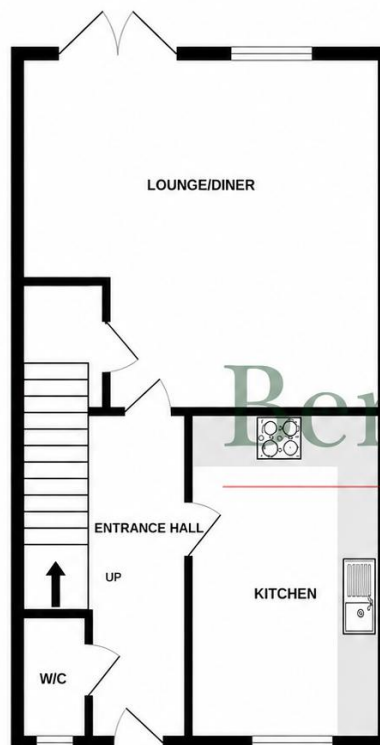
Bedroom Three 9'1" x 7'3" (2.77m x 2.2m)

Bathroom 6'5" x 6'3" (1.96m x 1.9m)

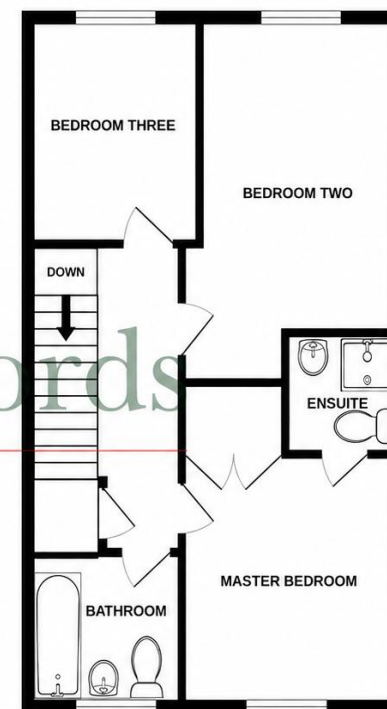
External Features

Garage 23'3" x 10'7" (7.09m x 3.23m)

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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