Beresfords Est 1968



Offers in excess of £350,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC C | Ref COS260197

Lincoln Way Colchester CO1 2RR

Spacious three-bedroom semi-detached home with three double bedrooms, L-shaped lounge, modern fitted kitchen and conservatory. Driveway parking for two vehicles, additional storage and enclosed rear garden, conveniently located close to Colchester town centre and Castle Park.

- Particularly spacious three-bedroom semi-detached home
- Spacious L-shaped lounge/diner
- Modern fitted kitchen with white gloss, handleless units
- Conservatory overlooking the rear garden
- Ground floor WC and family bathroom
- Useful additional storage within the partially converted garage
- Low-maintenance, fully enclosed rear garden with gated side access
- Driveway parking for at least two vehicles
- Convenient location within easy reach of Colchester city centre
- Close to Castle Park, local amenities and railway stations, with links to London Liverpool Street





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Room Dimensions

Ground Floor

Entrance Hall *6'2" x 4'5" (1.88m x 1.35m)*
WC *5' x 2'9" (1.52m x 0.84m)*
Lounge/Diner *22'9" x 10'3" <18'9" (6.93m x 3.12m <5.72m)*
Storage Room *6'7" x 7'5" (2m x 2.26m)*
Kitchen/Breakfast Room *12'5" x 12'6" (3.78m x 3.8m)*
Conservatory *9'4" x 17'5" (2.84m x 5.3m)*

First Floor

Landing *9'6" x 6'2" (2.9m x 1.88m)*
Bedroom One *14'4" x 9'9" (4.37m x 2.97m)*
Bedroom Two *12'5" x 8'6" (3.78m x 2.6m)*
Bedroom Three *8'7" x 7'4" (2.62m x 2.24m)*
Bathroom *5'5" x 11' >7'6" (1.65m x 3.35m >2.29m)*



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