



Jackson & Co

## 22 Trowel Place

Colchester, CO2 9FZ

- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM

**Guide Price £250,000**

EPC Rating 'TBC'





## Property Description

### Entrance Hall

Stairs to first floor, radiator. storage cupboard.

### Ground Floor Cloakroom

Low level WC, wash basin, radiator.

### Kitchen

3.53m x 2.69m (11'7 x 8'10) Stainless steel one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, roll top work surfaces, integrated oven, hob and chimney style extractor fan, built in fridge freezer, dishwasher and washing machine, double glazed window to front.

### Lounge/Diner

4.78m x 4.75m (15'8 x 15'7) Double glazed windows and door to rear, radiator.

### First Floor Landing

Stairs to second floor, storage cupboard.



### Bedroom Two

4.75m x 2.64m (15'7 x 8'8) Double glazed window to rear, radiator.

### Bedroom Three

2.57m x 2.49m (8'5 x 8'2) Double glazed window to front, radiator.

### Bathroom

White suite comprising of paneled bath with shower above and guard, low level WC, wash basin, part tiled to walls, radiator.

### Second Floor

ACCESSING MASTER BEDROOM ONE AND EN-SUITE SHOWER ROOM.



### Master Bedroom One

4.75m x 2.64m (15'7 x 8'8) Double glazed window to front, radiator.

### En-Suite Shower Room

Tiled shower cubicle, low level WC, pedestal wash basin, radiator.

### Outside

There is side access to the rear garden which is well presented and laid to lawn with flowers and shrubs, patio area, fully enclosed by fencing. There is off road parking to the front.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.