



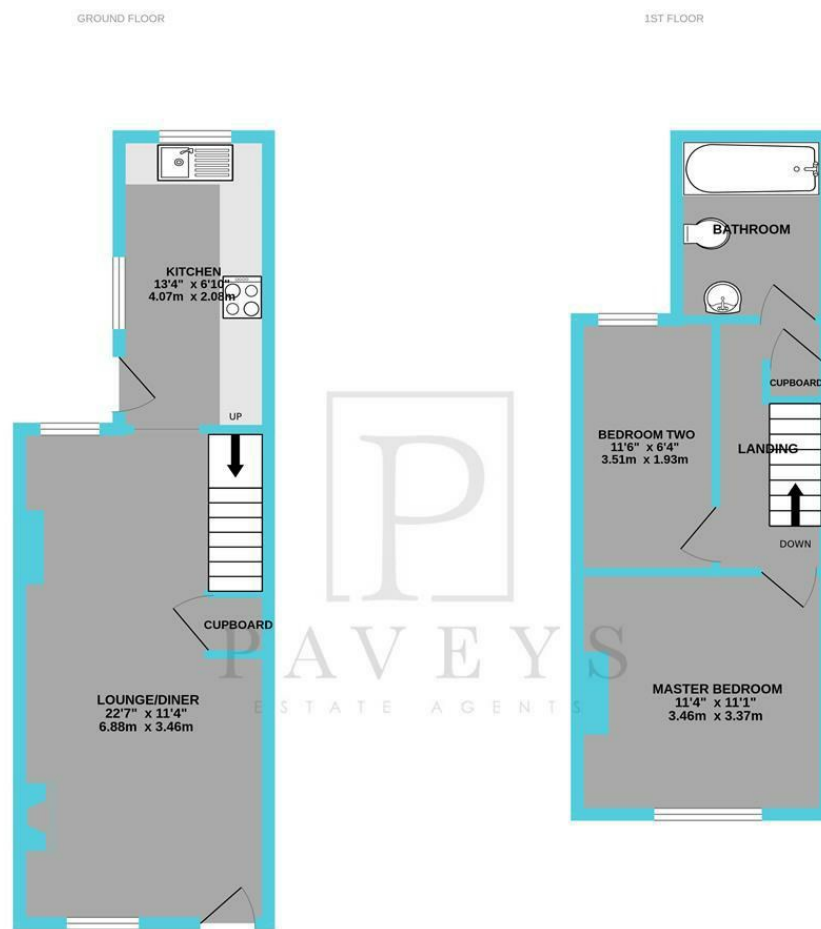
27, Crowhurst Road
Colchester, CO3 3JW

Price £285,000 Freehold



PAVEYS
ESTATE AGENTS

A CHARMING VICTORIAN MID-TERRACE COTTAGE. This gorgeous TURN-KEY property has been refurbished with a stylish and modern interior whilst retaining some original features. The property offers NO ONWARD CHAIN, lounge with feature brick fireplace and log burner, open plan dining area, modern fitted kitchen, two bedrooms and first floor bathroom. Outside is an enclosed West facing garden and character front garden retained by a dwarf brick wall and railings. Crowhurst Road is conveniently positioned close to Colchester's city centre and two train stations within easy access offering connecting or direct links to London Liverpool Street Station within the hour. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys to arrange an appointment to view.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

LOUNGE DINER 22'7 x 11'4 (6.88m x 3.45m)

Composite entrance door to front aspect, double glazed windows to front and rear aspects, exposed floor boards, feature exposed brick fireplace with tiled hearth, inset fuel burner, open access to Dining Area, exposed brick walls, stair flight to First Floor, coved ceiling, under stairs storage cupboard, doorway to Kitchen, radiators.

KITCHEN 13'4 x 6'10 (4.06m x 2.08m)

Over and under counter units, work tops, inset circular stainless steel sink with mixer tap, circular stainless steel drainer. Built in oven, gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer. Double glazed door to Garden, double glazed windows to rear and side aspects, wood effect flooring, tiled splash backs, under unit lighting.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, coved ceiling, loft access, built in cupboard.

MASTER BEDROOM 11'4 x 11'1 (3.45m x 3.38m)

Double glazed window to front, fitted carpet, feature exposed brick chimney stack with open fire surround, coved ceiling, radiator.

BEDROOM TWO 11'6 x 6'4 (3.51m x 1.93m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

BATHROOM

White suite comprising low level WC, wash hand basin and bath with shower and screen over. Double glazed window to rear, vinyl flooring, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Shingled frontage with retaining wall, railings and gate, tiled pathway to entrance door.

OUTSIDE REAR

A charming landscaped rear garden, commencing with a raised decking area with shingled borders, the remainder is paved with raised and well stocked shrub beds. To the rear of the garden is a shingled area with timber shed.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.