



# 139 Old Heath Road

## Guide Price £325,000 - £350,000



Palmer & Partners are delighted to present to the market with NO ONWARD CHAIN this three-bedroom semi-detached family home, situated in the popular area of Old Heath to the south of Colchester with local school and shops nearby, bus services with frequent links into Colchester's town centre which has a wider range of shopping and leisure facilities, Mercury theatre and access to Colchester Castle Park.

Internally the well-presented accommodation with new carpets throughout comprises a lounge with feature bay window to the front, modern kitchen diner and cloakroom on the ground floor, whilst on the first floor are three bedrooms and a modern four-piece family bathroom.

The property is further enhanced by having a generous size, well-presented rear garden, a garage and allocated parking to the rear. To the front is a laid to lawn garden with access to additional on road parking.





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**Entrance Hall** Enter via a stunning feature-stained glass wooden front door, stairs rising up to the first floor, radiator, doors leading off to;

**Cloakroom** Double glazed obscured window to the side, low level WC, wall hung wash hand basin.

**Lounge** 3.24 x 4.19. Double glazed window to the front with double radiator below, additional double radiator, opening into kitchen diner.

**Kitchen Diner** 5.31 x 3.96. Double glazed window to the rear, French doors to the rear, vertical radiator, low and eye level kitchen units with stainless steel sink and drainer, oven with four ring electric hob and extraction over, space for other appliances.

**First Floor Landing** Double glazed window to the side, doors leading off to;

**Bedroom 1** 3.20 x 3.56. Double glazed window to the front, radiator.

**Bedroom 2** 3.83 x 3.06. Double glazed window to the rear, radiator.



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**Bedroom 3** 2.12 x 1.85. Double glazed window to the front, radiator.

**Bathroom** Double glazed obscured window to the rear, panel enclosed bath, single shower cubicle, low level WC, wash hand basin and heated towel rail.

**Outside** The laid to lawn rear garden is split over two levels and features a gate giving access to the garage and allocated parking space to the rear.



**Council Tax Band** - C

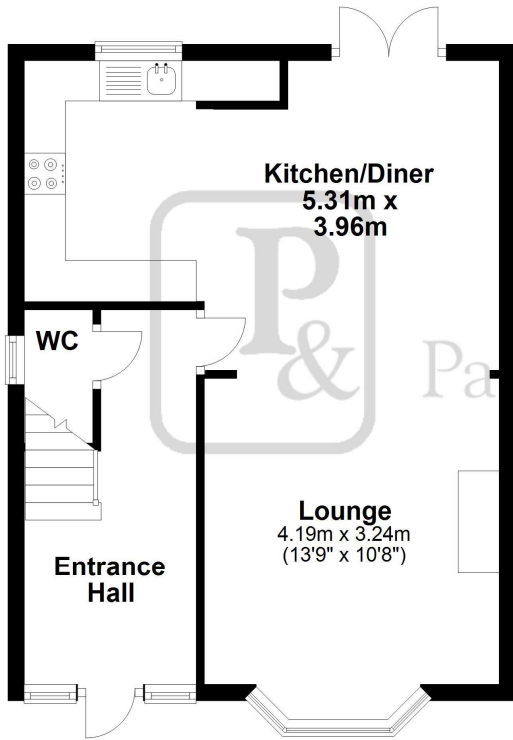
**Tenure** - Freehold

**Viewing** - By appointment through Palmer & Partners



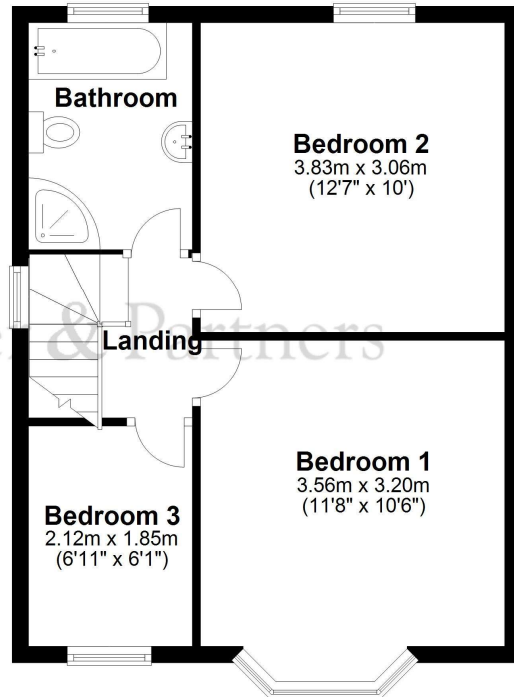
### Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



### First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.