



- Sought After Location
- Two/Three bedrooms maisonette
- Beautifully Presented And Modernised Throughout
- Garage
- Walking Distance Of Railway Station
- En Suite and Family Bathroom

26 Rouse Way, Colchester, Essex. CO1 2TT.

A stunning two bedroom maisonette set on the ground floor of this exclusive riverside development, set in the heart of Colchester Town within easy reach to mainline train stations, the A12 and seconds from the beautiful Castle Park. This fabulous property enjoys an array of stylish & exceptionally spacious accommodation. Highlights include two sizeable double bedrooms, two luxury bathrooms and a beautiful open plan living/dining & kitchen space, the property also benefits of its own private garage. To fully appreciate this well presented property internal inspection is a must.



Property Details.

Living room/Dining Room/Kitchen



26' 4" x 16' 5" (8.03m x 5.00m) Two double glazed sash windows to front, two double glazed sash windows to rear, two storage heaters. Range of matching base and eye level units, roll edge work surfaces with inset sink and drainer unit, integrated oven and hob with extractor fan, space for appliances, lino flooring to kitchen area and newly laid carpets to lounge area.

Landing

Door's leading to;

Bedroom One



13' 2" x 13' 2" (4.01m x 4.01m) Two double glazed sash windows to rear, storage heater, wardrobe with sliding mirror fronted doors, door to ensuite.

Ensuite



Fully tiled shower cubicle, wash hand basin, low level w.c., tiled splashbacks, newly laid wood effect flooring.

Property Details.

Bedroom Two



13' 2" x 6' 10" (4.01m x 2.08m) Double glazed sash window to front, wardrobe with mirror fronted sliding doors, storage heater, newly laid wood effect flooring. The current vendors have erected a partition wall in separating the bedroom into two good size children bedrooms.

Family bathroom



Panel enclosed bath, wash hand basin, low level w.c., tiled surround, extractor fan, vertical radiator, inset spotlights, newly laid wood effect flooring.

Outside

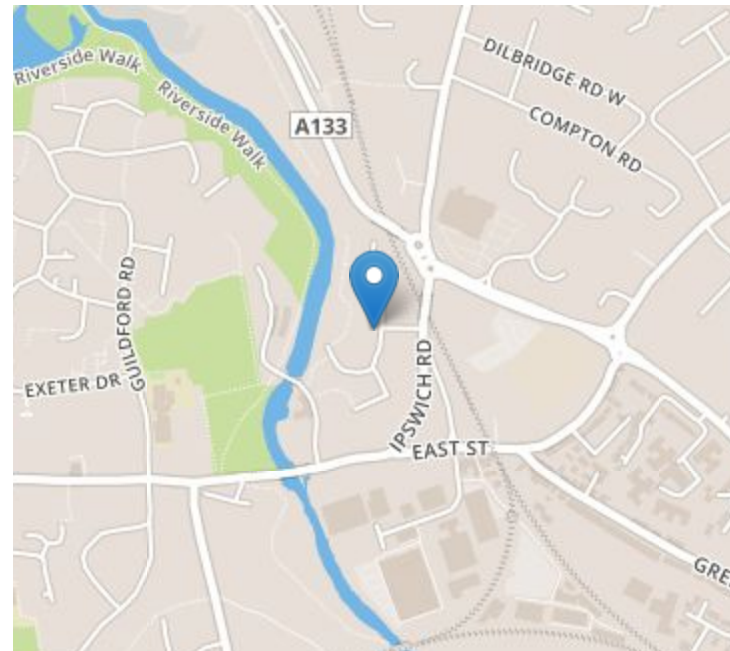


The property benefits from a garage with up and over door.

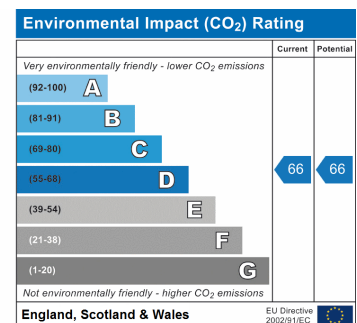
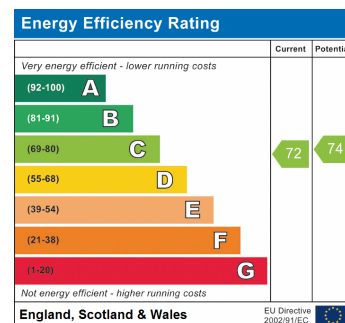
Property Details.

Floorplans

Location



Energy Ratings



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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.