



- Two Double Bedrooms
- Modern Kitchen/Diner
- Low Maintenance Garden
- Well Presented Throughout
- Two Parking Spaces
- Excellent A12 Access

6 Roper Close, Colchester, Essex. CO4 5ZH.

Guide Price £215,000 - £225,000 A truly stunning two bedroom modern terraced home positioned favourably within this development, with excellent access to A12, Colchester Town Centre and North Station. Internally this property commences with an entrance hall leading to a generous lounge, modern kitchen/diner with space for kitchen appliance and dining table and a downstairs cloakroom. Two double bedrooms with built in storage and a contemporary tiled bathroom complete the first floor. Outside there is a low maintenance decked courtyard, perfect for outdoor entertaining and two allocated parking spaces, one to the front and one to the rear. Ideal for a first time buyer, quick internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, tiled flooring, radiator, door to;

Cloakroom

Double glazed window to rear, low level WC, pedestal wash hand basin.

Lounge



14' 5" x 9' 9" (4.39m x 2.97m) With double glazed window to front, radiator, laminate flooring, understairs storage, door to.

Kitchen/Diner



13' 3" x 9' 1" (4.04m x 2.77m) With double glazed window and door to rear, a range of fitted base and eye level units, integrated oven, hob and extractor fan, space for appliances, radiator, storage cupboard, tiled flooring, door to cloakroom.

First Floor

Landing

With loft access and doors to.

Bedroom One



13' 3" x 9' 3" (4.04m x 2.82m) With double glazed window to rear, radiator, built-in wardrobe.

Property Details.

Bedroom Two



13' 3" x 8' 10" (4.04m x 2.69m) With double glazed window to front, radiator, airing cupboard.

Bathroom



With close coupled WC, wash hand basin, panelled bath with shower over, laminate flooring, radiator, part tiled walls.

Outside

Rear Garden



A low maintenance decked rear garden enclosed by panel fencing with gated side access.

Parking

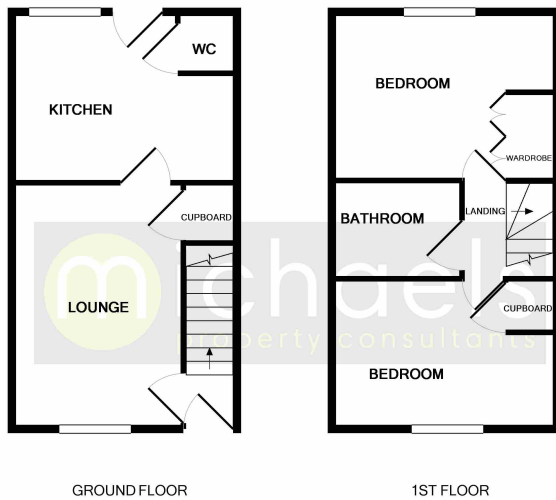
Off street parking to the front of the property.

Agents Notes

We have been advised from the current vendors that a management charge of £250 per annum is payable.

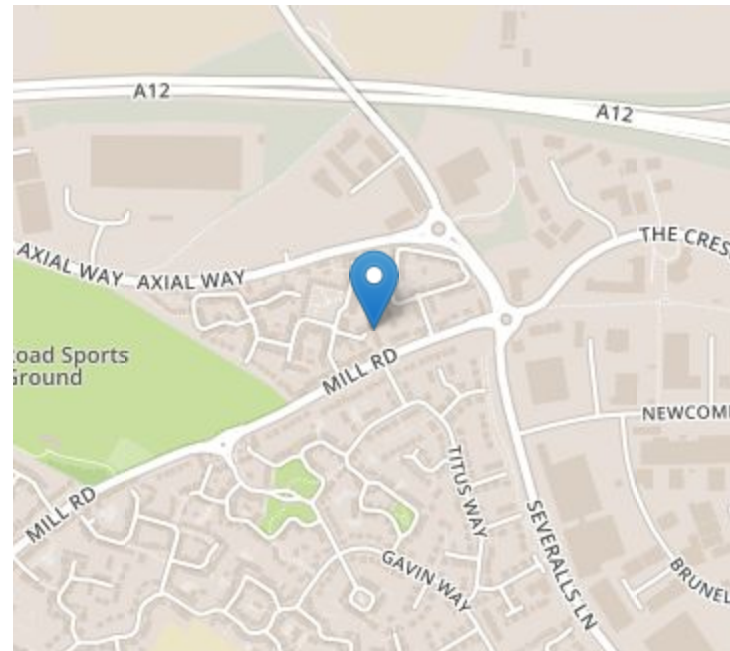
Property Details.

Floorplans

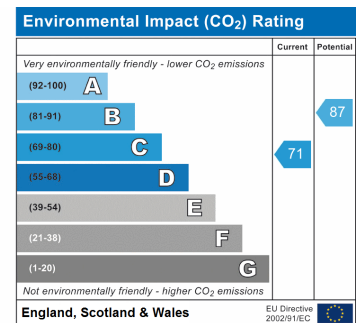
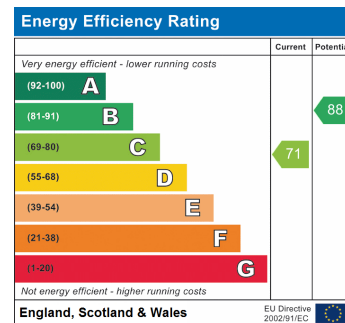


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.