



- Spacious Semi Detached Bungalow
- Excellent North Station Access
- Large Living Room
- Conservatory
- Fitted Kitchen
- Two Sizeable Bedrooms
- Fully Tiled Bathroom
- Off Road Parking

9 Rose Crescent, Colchester, Essex. CO4 5DJ.

Positioned favourably and nestled at the end of a peaceful cul-de-sac, is this spacious two bedroom semi-detached bungalow. In striking distance of Colchester's Mainline Station providing direct links to London Liverpool Street, as well as minutes from a local convenience store and on an excellent bus route, it makes the ideal home. This bungalow features two well presented and sizeable bedrooms, large living room with feature fireplace, fitted kitchen, tiled bathroom suite and conservatory. It is completed with an attractive private rear garden, of which has been landscaped and maintained beautifully by the current vendors. There is also the added benefit of two garden sheds and a summer house which are to remain and be the gain of any prospective purchaser. Parking is easily accessible off road for two vehicles. Internal inspections are vital to appreciate all this home has to offer.



Property Details.

Ground Floor

Entrance Hall

Entrance door, loft hatch, radiator, further doors to:

Bedroom One



11' 11" x 9' 11" (3.63m x 3.02m) UPVC window to front aspect, laminate flooring, radiator.

Bedroom Two



13' 11" x 10' 5" (4.24m x 3.18m) UPVC window to front aspect, laminate flooring, radiator.

Living Room



18' 2" x 11' 6" (5.54m x 3.51m) UPVC French doors to rear aspect, feature fireplace, laminate flooring, variety of communication points

Conservatory



17' 9" x 9' 3" (5.41m x 2.82m) UPVC windows to all aspects and door to garden, radiator

Property Details.

Family bathroom



UPVC window, low level WC, pedestal wash hand basin, panel bath with shower and screen over, radiator

Kitchen



9' 5" x 8' 9" (2.87m x 2.67m) UPVC window to side aspect, open plan to conservatory, variety of fitted base and eye level units with roll top working surfaces over, integrated electric fan assisted oven, inset our ring electric hob with extractor hood over, inset stainless steel sink unit with tap and drainer, space for washing machine.

Garden & Outside



As previously mentioned within our description, this bungalow benefits from a sizeable and private rear garden. The garden commences with a large block paved patio area with small concrete steps leading to the remainder of the garden, of which is laid to lawn. Partitioning the patio and the lawn area is a small brick wall. The boundaries are formed by well maintained panel fencing and there is the added benefit of two garden sheds to remain with the property. In addition, the vendors have kindly agreed to leave the summer house also.

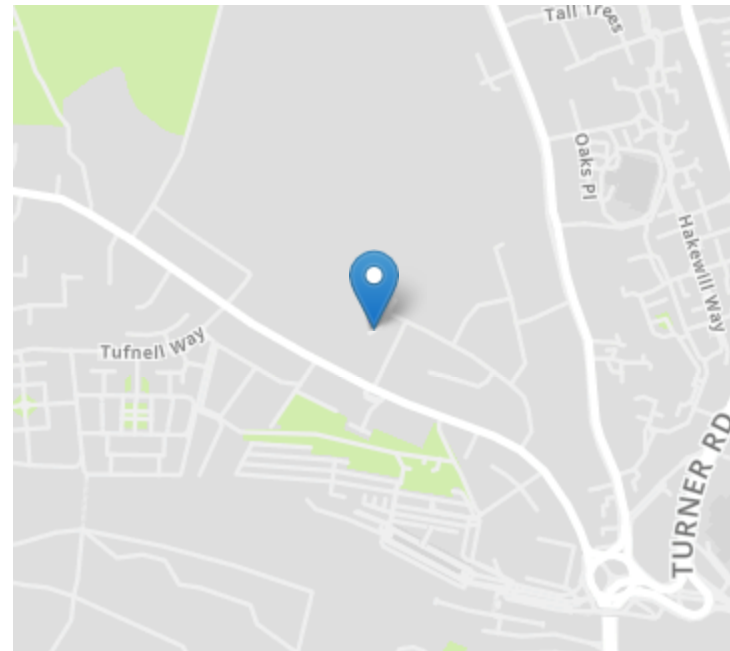
To front of the property there is a small front garden of a low maintenance design. This contains a small lawn area and off road parking for three vehicles and handsome cast iron gates leading to the rear garden. Further visitors parking is accessible on road out of restricted hours.

Property Details.

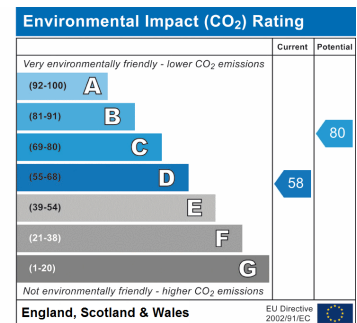
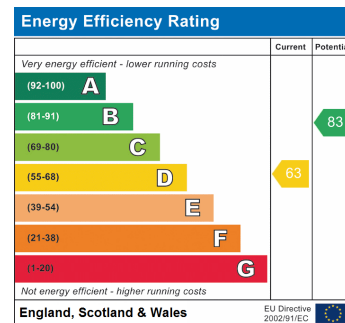
Floorplans



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.