



- Spacious Detached Family Home
- Town Centre Location
- Large Living Room
- Modern Fitted Kitchen/Diner
- Three Generous Bedrooms
- EnSuite And Family Bathroom
- Attractive Rear Garden

21 St Augustine Mews, Colchester, Essex . CO1 2PF.

Situated conveniently in the heart of Colchester's Town Centre, is this spacious and upgraded detached family home. This property features three well proportioned bedrooms, an en-suite bathroom to the master bedroom as well as an additional family bathroom. Furthermore, the ground floor consists of a large living room, modern fitted kitchen/diner with integrated appliances throughout and complete with breakfast bar. For a property so central, there is an attractive west facing rear garden, with a raised decking area. There is also the added benefit of a garage with full power and off road parking. We advise early viewings to avoid disappointment.



Property Details.

Ground Floor

Entrance Hall

14' 2" x 7' 8" (4.32m x 2.34m) Entrance door to front aspect, stairs to first floor, tiled floor, radiator, inset spotlights, smoke alarm, telephone point, doors to:

Downstairs Cloakroom

UPVC window to rear, tiled floor, low level WC, wall mounted wash hand basin, inset spotlights

Living Room



17' 6" x 10' 4" (5.33m x 3.15m) UPVC window to front and French doors to rear, radiator, electric fire place, TV and telephone points.

Kitchen



17' 9" x 10' 7" (5.41m x 3.23m) Tiled floor, two radiators, UPVC windows to front and rear, breakfast bar with stools under, range of base and eye level units with work surfaces over, plinth lighting, inset four ring electric hob with extractor over, electric fan assisted oven and grill, cupboard housing gas boiler, integrated fridge/freezer, dishwasher, washer/dryer, inset stainless steel sink unit with tap and drainer, tiled splash backs, inset spot lights, UPVC door to rear leading to rear garden

First Floor

Landing

Stairs to ground floor, UPVC window to rear, smoke alarm, doors to:

Bedroom One



10' 4" x 10' 2" (3.15m x 3.10m) UPVC window to front, radiator, TV point, built in wardrobe,, door to (via retractable wardrobe door):

EnSuite



Tiled floor and walls, low level WC, wall mounted wash hand basin, wall mounted mirror, chrome heated towel rail, mosaic tiled walk in shower with oversized rainhead shower, extractor fan, inset spot lights, UPVC window to rear.

Property Details.

Bedroom Two



9' 6" x 8' 3" (2.90m x 2.51m) UPVC window to front, built in cupboard, Radiator, telephone point.

Bedroom Three



9' 9" x 8' 8" (2.97m x 2.64m) UPVC window to front, radiator, built in wardrobe, loft hatch.

Bathroom



Vinyl tiled floor, panel bath, low level WC. walk in shower with dual rainhead shower, pedestal wash hand basin, chrome heated towel rail, UPVC window to rear, extractor fan, spot lights, fully tiled walls.

Garden, Parking & Garage



As previously mentioned, to the rear of the property there is a private, West facing rear garden which commences with a small patio area leading to a raised decking area, making the ideal outdoor dining/seating area. There is also a small area laid to lawn and a door providing side access to a garage with full power. The garage is accessible from the front with an up and over door and there is off road parking to the front of garage for one vehicle. There is also further parking available on road out of restricted times.

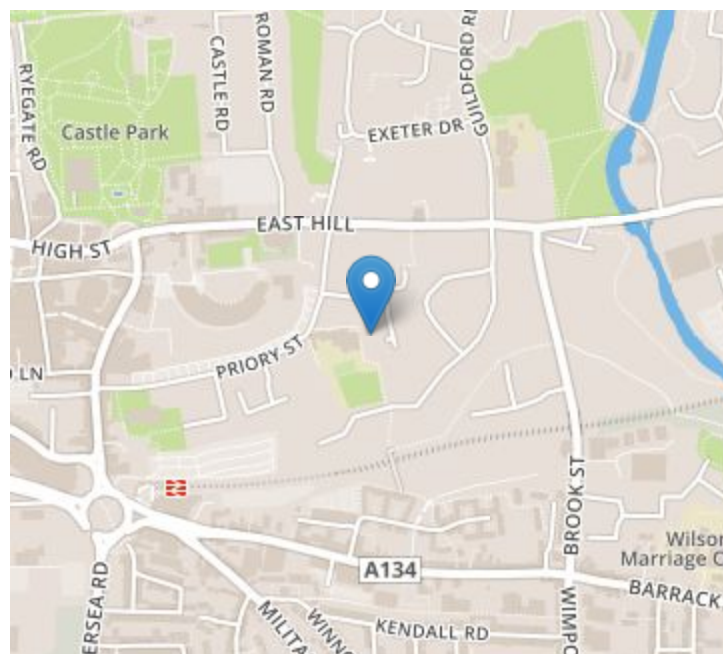
Property Details.

Floorplans

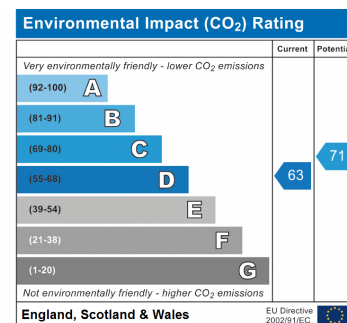
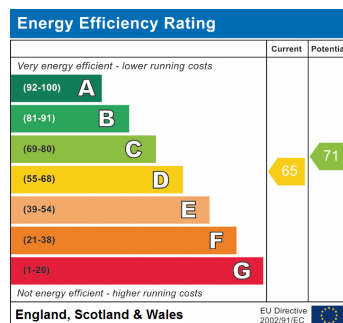


Not to Scale.
For Illustrative Purposes Only.

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.