



- Positioned In The Popular 'Blackheath' District, South Of Colchester City
- Situated on The Popular Australian Estate
- Suitable First Time Purchase Or Investment Opportunity
- Excellent Example Of Terraced House
- Two Generous Bedrooms
- Family Bathroom Suite
- No Onward Chain
- Driveway

## 64 Adelaide Drive, Colchester, Colchester, Essex. CO2 8UX.

Positioned to the South of Colchester in the ever popular 'Australian Estate' is this suitable two bedroom terraced house, ideal for a first time buyer or working professional- offering access to a range of nearby shops, local schooling and brilliant transport links to Colchester Town Centre and train station. Internally you are greeted into a small porch area, then leading into a spacious living with a door into the kitchen with space for appliances. To the first floor features two bedrooms and a family bathroom suite. To the rear provides a communal garden which is accessed from the side of the property. The garden is enclosed by fencing and laid to lawn. To the front of the property provides a driveway for one car. Offered chain-free, this home presents a superb investment in a sought-after location.



# Property Details.

## Ground Floor

### Porch

With door to:

### Living Room



13' 10" x 11' 11" (4.22m x 3.63m) Double glazed window to front, radiator, stairs rising to first floor and door to:

### Kitchen



10' 11" x 7' 0" (3.33m x 2.13m) Work-surfaces with cupboards under, wall mounted cupboards over, stainless steel sink and drainer, under-stairs storage cupboard, space for appliances and double glazed window to front aspect.

## First Floor

### Landing

Storage/airing cupboard and doors off to;

### Bedroom One



11' 2" x 9' 4" (3.40m x 2.84m) Double glazed window to front and electric heater.

### Bedroom Two



7' 9" x 6' 3" (2.36m x 1.91m) Double glazed window to front and electric heater.

# Property Details.

## Family Bathroom



Pedestal wash hand basin, low level WC, panelled bath with shower over, part tiled walls.

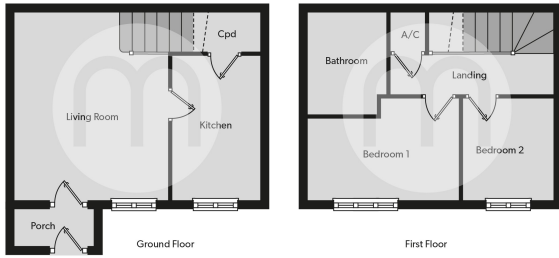
## Outside



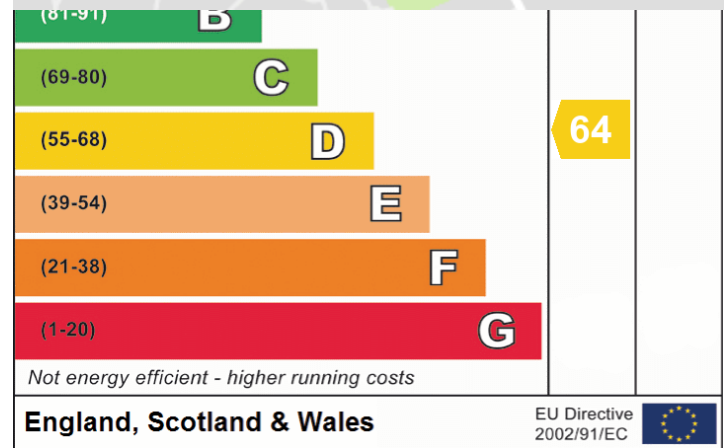
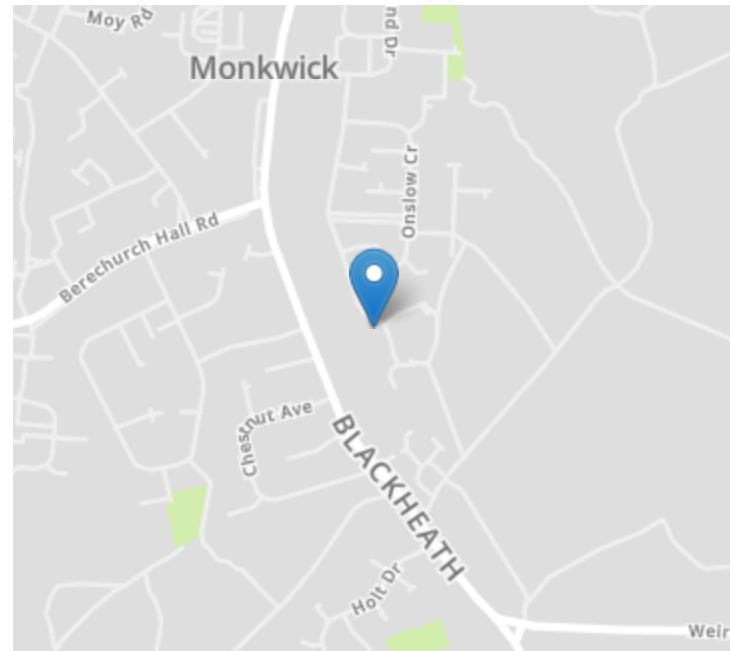
To the rear provides a communal garden which is accessed from the side of the property. The garden is enclosed by fencing and laid to lawn. To the front of the property provides a driveway for one car. Offered chain-free, this home presents a superb investment in a sought-after location.

# Property Details.

## Floorplans



## Location



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.