



- Chain Free Sale
- Beautifully Presented
- Two Bedrooms
- Semi Detached
- Garage And Parking
- Great Garden

**80 Adelaide Drive, Colchester, Essex.
CO2 8UT.**

GUIDE PRICE £260,000 to £270,000. A charming and beautifully presented semi detached home to the south of Colchester City and within reach of good local amenities and bus routes. Having been modernised throughout and offering brilliant accommodation to include lounge/diner, kitchen/breakfast room, two bedrooms, first floor bathroom, wonderful enclosed garden, garage and off road parking. Offered chain free and ready to move into.



Property Details.

Ground Floor

Lounge/Diner



12' 5" x 11' 8" (3.78m x 3.56m) French doors to rear garden, wood effect flooring, TV point, two radiators, stairs to first floor, door to kitchen.

Kitchen/Breakfast Room



12' 5" x 7' 1" (3.78m x 2.16m) Windows to front and side, radiator, Vinyl flooring, a modern fitted kitchen with a range of fitted units and drawers with worktops over, inset sink and drainer, inset hob with chimney style extractor over, tiled splash backs, fitted oven, integrated fridge/freezer, space for washing machine, matching eye level units.

First Floor Landing

With loft access, radiator, airing cupboard and doors to.

Bedroom



12' 4" x 8' 7" (3.76m x 2.62m) Window to rear, radiator, wood effect flooring, fitted wardrobe.

Bedroom



9' 2" x 7' 1" (2.79m x 2.16m) Window to front, radiator, wood effect flooring, fitted wardrobe.

Property Details.

Bathroom



9' 9" x 5' 7" (2.97m x 1.70m) Velux window to side, tiled floor and part tiled walls, panel bath with shower and screen over, pedestal wash hand basin, close coupled WC, heated towel rail.

Garage and Parking



15' 10" x 7' 10" (4.83m x 2.39m) Electric rollershut door to front, personal door to side, power and light connected. Block paved driveway to front offers off road parking.

Outside

Rear Garden



With gated side access, patio area, a mature selection of shrubs and plants to borders and the remainder laid to lawn, fitted awning and all enclosed by panel fencing.

Property Details.

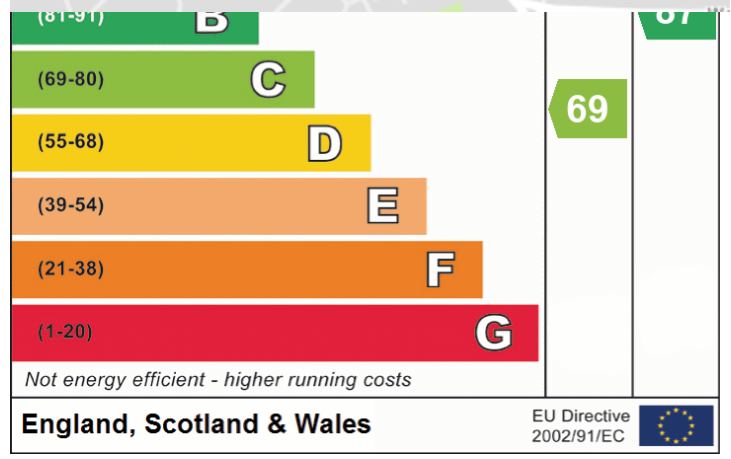
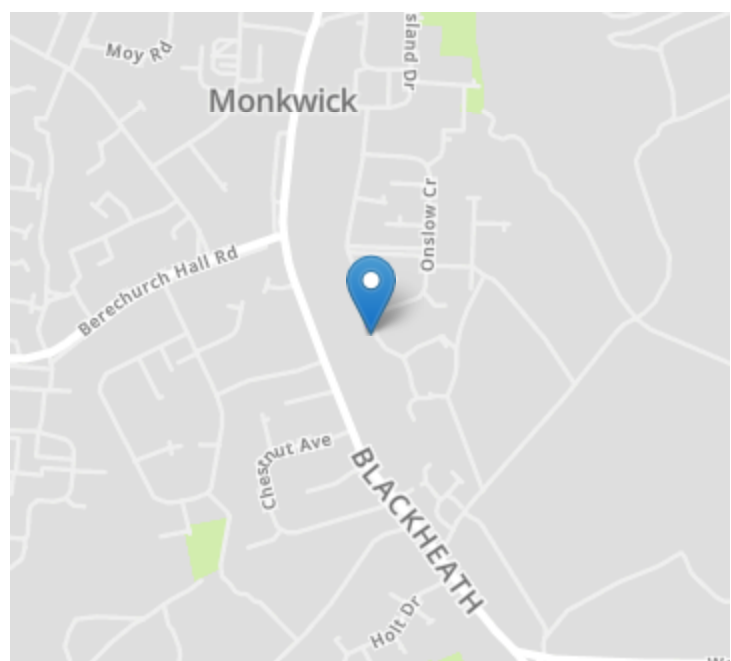
Floorplans



michaels
property consultants

TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
We do not warrant this report for accuracy or the fitness for any purpose. We do not accept any liability for any loss or damage, whether direct or indirect, arising from the use of this report. The services, appliances and equipment shown have not been tested and we cannot guarantee their quantity or efficiency for any period. Made with HomePad 2024

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.

