



- Exceptionally Well Presented Town House
- Four Generous Bedrooms With En-Suite To Master
- Upgraded And Improved By The Current Owners
- First Floor 18ft Lounge With Juliet Balconies
- Landscaped Rear Garden
- Integral Garage
- Close To Mainline Train Station With Links To London

### 13 Engineers Square, Colchester, Essex. CO4 5YP.

**\*\*ONLINE VIRTUAL TOUR AVAILABLE - MOBILE USERS PLEASE USE DESKTOP VERSION OF RIGHTMOVE\*\*** A fine example of an exceptionally well presented town house offering vast living accommodation across three floors and offered in impeccable condition. Located in the popular estate 'New Braiswick Park' this fantastic family home has been loved and improved by the current owners and offers excellent access to Colchester North Station and good local schooling.



# Property Details.

## Entrance Hall

With radiator, Karndean flooring, storage cupboard, alarm system, stairs rising to first floor, personnel door to garage, doors to;

## Downstairs WC

With close coupled, wash hand basin, radiator, Kardean flooring.

## Open Plan Kitchen/Diner/Family Room



18' 7" x 14' 9" (5.66m x 4.50m) With double glazed bi-folding doors to rear, radiator, Karndean flooring, spotlights, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances, electric oven with hob and extractor hood over.

## First Floor

### Landing

With radiator, airing cupboard and doors to;

## Lounge



18' 7" x 10' 1" (5.66m x 3.07m) With two double glazed french doors with juliet balconies to front, radiator, TV point.

## Bedroom One



18' 7" x 9' 5" (5.66m x 2.87m) With two double glazed windows to rear, two radiators, built in wardrobes and door to;

## En-Suite

With enclosed cistern WC, wash hand basin, heated towel rail, part tiled walls, shower cubicle, extractor fan.

## Second Floor

### Landing Two

With loft access and doors to;

# Property Details.

## Bedroom Two



18' 7" x 10' 3" (5.66m x 3.12m) With two double glazed windows to front, two radiators.

## Bedroom Three



10' 5" x 9' 5" (3.17m x 2.87m) With double glazed window to rear, radiator.

## Bedroom Four

9' 6" x 7' 9" (2.90m x 2.36m) With double glazed window to rear, radiator.

## Bathroom



With enclosed cistern WC, wash hand basin, bath with shower over, part tiled, heated towel rail, extractor fan.

## Outside

### Rear Garden



The rear garden has been landscaped and now offers a maintenance free lifestyle and boasts a large patio area ideal for outdoor dining and gated rear access.

### Garage

With up and over door to front, power and light.

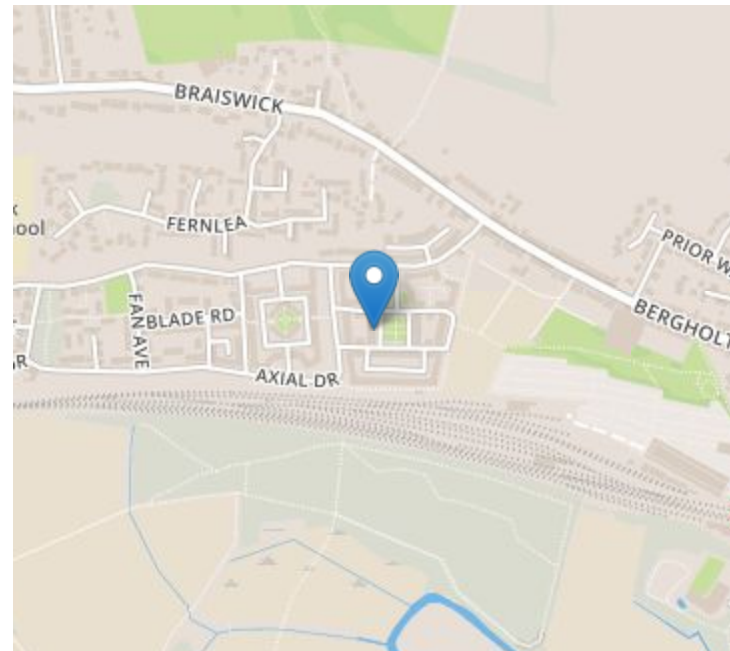
### Agents Note

Please note the current owner has advised there is an estate management charge payable annually at a cost circa £200. However we do advised any perspective purchaser to check this information with their chosen conveyancer.

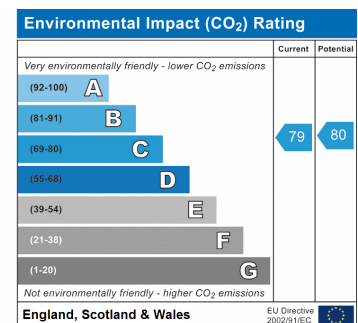
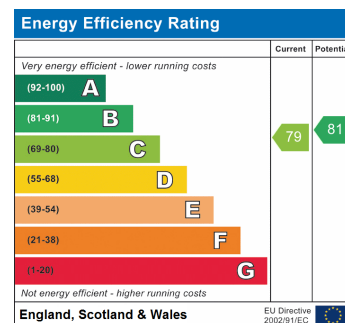
# Property Details.

## 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.