



- Hamilton Primary School Catchment
- Exceptionally Presented And Upgraded Throughout
- Beautifully Maintained Garden
- Garage & Off Road Parking
- Four Generous Bedrooms
- Within Close Proximity Of Colchester's Town Centre
- Seperate Dining Room
- Modern Fitted Kitchen With Breakfast Bar

40 Turnstile Square, Colchester, Colchester, Essex. CO2 7HQ.

* Guide Price £425,000 to £450,000 * Privileged with the instructions to market this exceptional four bedroom linked detached house, pleasantly nestled in a fantastic position to the South-West area of Colchester, an area that offers convenient access to local shopping facilities, bus routes and Hamilton Primary School. Colchester's town centre is only a short distance away with a variety of shops, restaurants and bars within the vicinity. The modern accommodation comprises of the main door, leading into a welcoming entrance hall with under stairs storage and a door leading to the downstairs cloakroom. Furthermore you are greeted into a generous living room with a fantastic feature of a box bay window.



Property Details.

Ground Floor

Hallway

20' 0" x 6' 9" (6.10m x 2.06m) Main entrance door leading into hallway, wood effect laminate flooring, radiator, understairs storage cupboard.

Cloakroom

Low level W.C, vanity wash basin, radiator, obscured window to front aspect.

Living Room



19' 0" x 11' 0" (5.79m x 3.35m) Into box bay window, radiator.

Kitchen/Breakfast Area



14' 2" x 9' 2" (4.32m x 2.79m) Full range of modern eye level units, cupboards and work surfaces, large breakfast bar, UPVC window to rear aspect, space for washing machine, dishwasher and fridge/freezer, gas hob with electric fan assisted oven, tiled splash back.

Dining Room



10' 3" x 8' 2" (3.12m x 2.49m) UPVC French doors to garden, radiator.

First Floor Accommodation

Landing

Airing cupboard, access to loft hatch.

Master Bedroom



13' 9" x 9' 6" (4.19m x 2.90m) Built in wardrobes, UPVC window to front aspect.

Property Details.

Bedroom Two



11' 2" x 10' 4" (3.40m x 3.15m) UPVC window to front aspect, radiator.

Bedroom Three



10' 4" x 8' 2" (3.15m x 2.49m) UPVC window to rear aspect, built in storage unit/dressing area, radiator.

Bedroom Four



10' 4" x 6' 5" (3.15m x 1.96m) UPVC window to front aspect, radiator.

Outside



As previously mentioned the property offers a generous rear garden, fully enclosed by panel fencing with an abundance of plants, trees and shrubs borders. To the front offers a large patio area with an awning, providing to be an ideal area for outside dining.

To the front of the property offers provides a driveway for one car and garage with an external door to the rear.

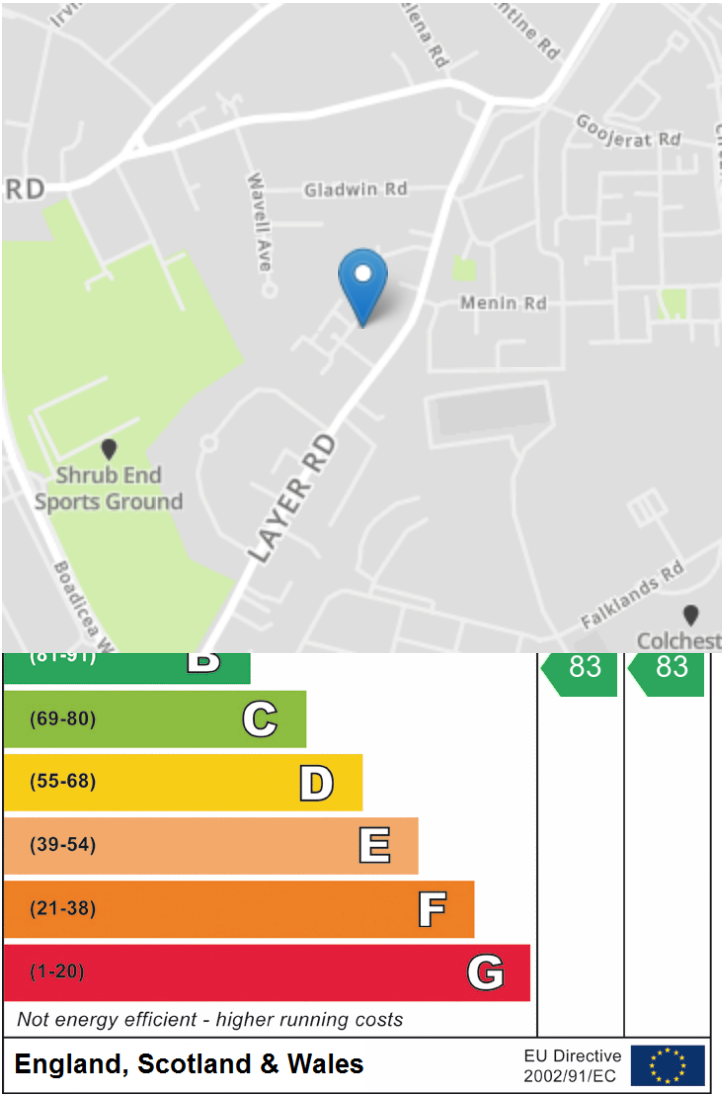
Agents Notes

As agents we have been advised by the current sellers that there is a service charge payable of £150 Per Annum, which covers all communal upkeep and maintenance.

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.