



- Guide Price £270,000 - £280,000
- Stylish Modern Town House
- Sought After Modern Development
- Close To Town, Station & Abbey Fields
- Large Living Room
- Contemporary Fitted Kitchen
- Three Double Bedrooms
- Two Bathrooms
- Attractive Rear Garden
- Allocated Parking & Visitors Parking

Call to view 01206 576999



48 Roberts Road, Colchester, Essex. CO2 7FW.

GUIDE PRICE £265,000 - £275,000 - This stunning three bedroom town house occupies a prominent position within this highly sought after modern development, set within close proximity of the Town, Station and Abbey Fields. The property features a stylish array of spacious, versatile accommodation spread over three floors and is presented to the market in excellent order throughout. On the ground floor you are greeted by a spacious entrance hall which leads to a large living room, a modern fitted kitchen and ground floor cloakroom. Over the next two levels there are three double bedrooms and two modern bathrooms. Outside the property enjoys an attractive garden to the rear along with allocated parking.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor. storage cupboard, radiator, doors leading to;

Cloak Room

Low level WC, wash hand basin, radiator.

Kitchen



10' 9" x 6' 5" (3.28m x 1.96m) Double glazed window to front aspect, a range of wall and base units over an area of roll edge work tops, tile splash backs, inset stainless steel sink and drainer, electric oven and electric hob with stainless steel cooker hood over, integrated fridge freezer, plumbing for a washing machine.

Living/Dining Room



13' 5" x 15' 8" (4.09m x 4.78m) Double glazed window to rear aspect, French doors leading to the garden, TV and phone points, built in bespoke seating/dining area, radiator.

First Floor

Landing

Stairs rising to second floor, radiator, doors leading to;

Bedroom Two



13' 5" x 9' 7" (4.09m x 2.92m) Two double glazed window to rear aspect, radiator.

Bedroom Three



9' 4" x 13' 5" (2.84m x 4.09m) Double glazed window front aspect, radiator.

Property Details.

Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps, partly tiled walls, radiator.

En Suite



Low level WC, wash hand basin, fully tiled shower cubical, partly tiled walls, velux window, radiator.

Second Floor

Bedroom One



16' 7" x 10' 7" (5.05m x 3.23m) Double glazed window to front aspect, built in wardrobes, radiator, door leading to en suite.

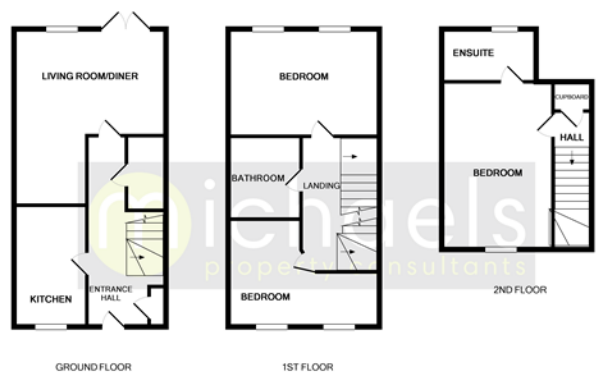
Rear Garden



The South facing rear garden comprises of paved patio area, fully landscaped lawn, garden tap, shed to remain, enclosed by panel fencing, secure gate leading to the parking space and visitors parking.

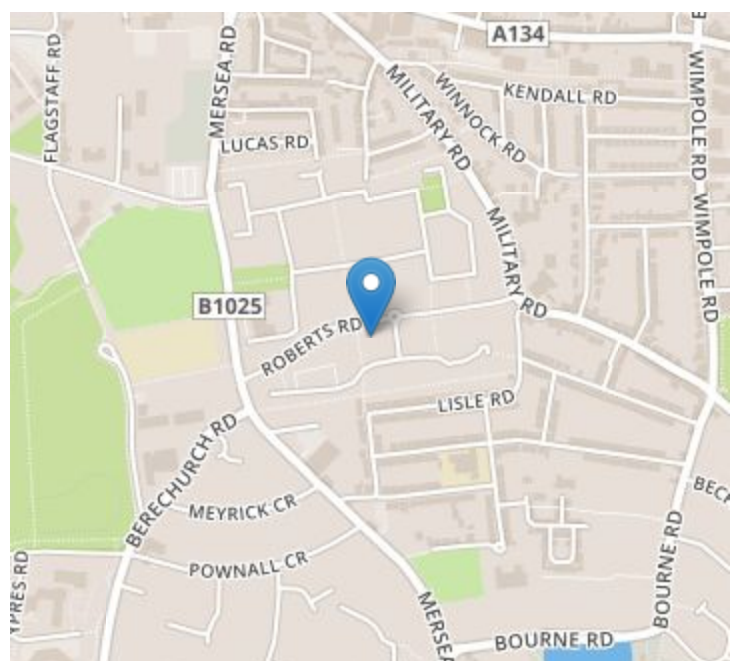
Property Details.

Floorplans

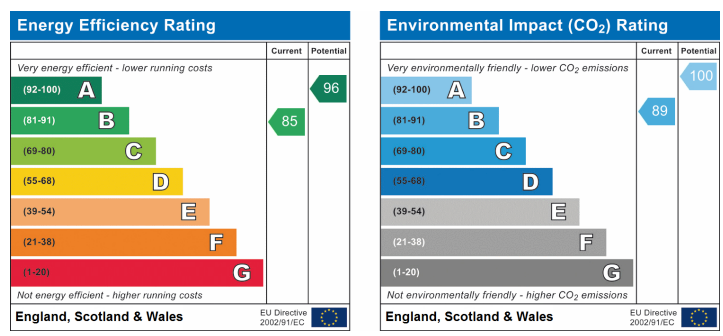


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 10/2019

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.

