



- A Deceptively Spacious Two Bedroom Detached Coach House
- In The Heart Of Colchester's Vibrant & Colourful City Centre
- Ideal For First Time Buyers & Working Professionals
- A Stones Throw From An Array Of Amenities & Transport Links
- Open-Plan Living Accommodation At Its Finest
- Ivory High Gloss Kitchen With Integrated Appliances
- Boasting Two Double Bedrooms
- White Tiled Family Bathroom Suite
- Added Luxury Of A Large Garage
- Gas Central Heating Throughout

11 Parade Square, Colchester, Essex. CO2 7GP.

** Guide Price £225,000 - £250,000** An excellent opportunity has arisen to acquire a deceptively spacious two bedroom detached coach house, commanding a prime position in the heart of Colchester's colourful and historic city centre. Offering modern day open-plan living at it's finest, complete with an array of contemporary fittings, whilst showcasing a wealth of both bedroom and living space throughout. Within moments of the city centre, it has the world of; independent boutiques, shops, restaurants, bars and leisure facilities close by. If that wasn't enough on it's own, it is also a stones throw from Colchester's city centre station, offering connecting to trains to London Liverpool Street Station, making this home ideal for both working professionals and first time buyers alike.



Property Details.

Ground Floor

Entrance Hall

3' 3" x 6' 1" (0.99m x 1.85m) Entrance door to front aspect, stairs to first floor and further accomodation

Landing

11' 0" x 9' 5" (3.35m x 2.87m) Inset storage cupboard, access and doors to:

Kitchen/Living Area



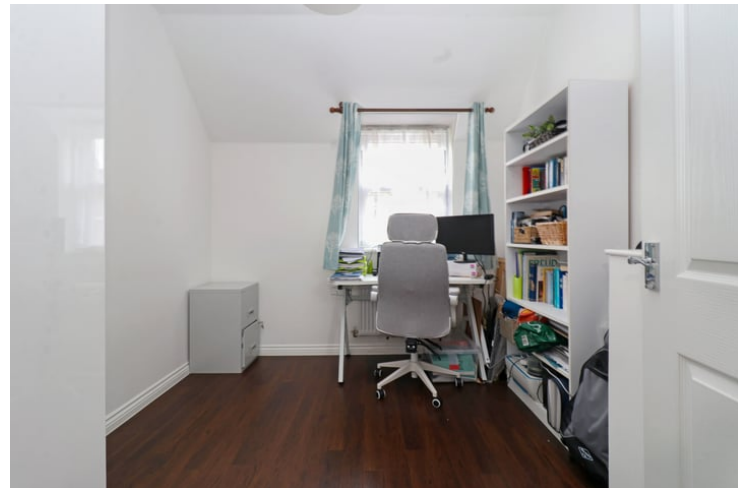
13' 2" x 19' 8" (4.01m x 5.99m) An open-plan kitchen living space comprising of; a range of base and eye level fitted ivory high gloss units with worksurfaces over, inset sink, drainer and mixer tap over, drawers under, a range of integrated appliances including; fridge/freezer, inset oven and grill with hob and extractor fan over, dishwasher, washing machine, velux window, LVT wood plank flooring, x2 radiators, window to front and side aspect, communication points

Master Bedroom



12' 10" x 11' 8" (3.91m x 3.56m) Window to front aspect, radiator, space for free-standing furniture

Bedroom Two



8' 10" x 10' 0" (2.69m x 3.05m) Window to front aspect, radiator

Property Details.

Family Bathroom



6' 9" x 7' 7" (2.06m x 2.31m) LVT wood plank flooring, W.C, pedestal wash hand basin, panel bath with screen and shower attachment over, radiator

Garage



10' 0" x 20' 1" (3.05m x 6.12m) A large garage accessible via an up-and-over door, positioned at the front of the property. Ideal for storage and also featuring a large under-stairs integral storage cupboard.

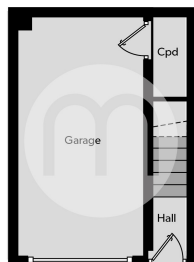
Additional Information

Please be advise that an estate charge is applicable, payable at £168.35p per annum. This charge contributes to the services and upkeep of the immediate development. This information was provided in good faith by our vendors and we therefore ask that all interested parties confirm this information with their appointed solicitor, at an early stage of their conveyance to prevent any discrepancy.

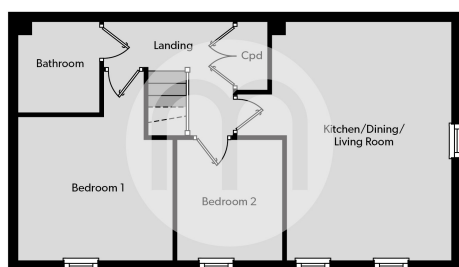
Please note there is no garden with the property, which is a typical for a coach house. The green gate in the image shown, leads to a neighbouring property.

Property Details.

Floorplans

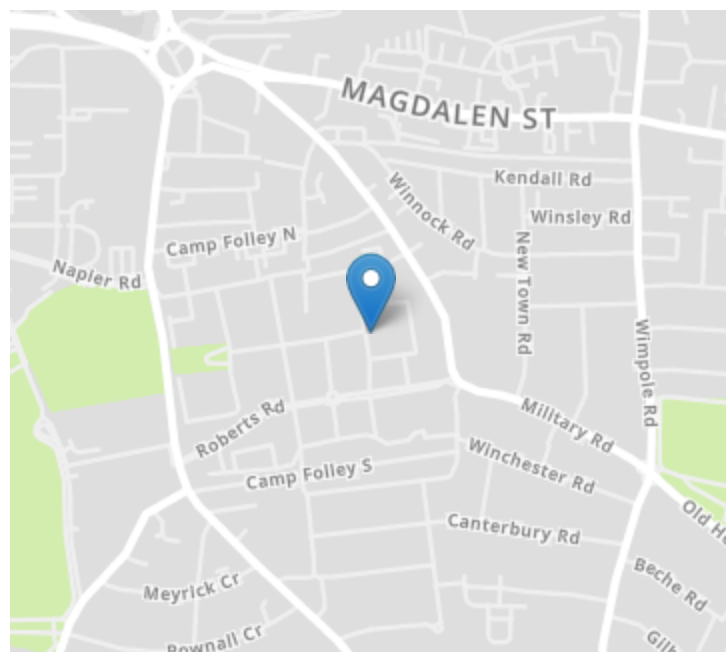


Ground Floor



First Floor

Location



(81-91)	D	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.