



- Terraced House
- Off Road Parking
- Double Glazing
- Conservatory
- Open Plan Living
- Kitchen
- Private Rear Garden
- Easy Access To A12

10 Tokely Road, Frating, Colchester, Essex. CO7 7GA.

An ideal first time buyer home on this popular development in Frating. Just East of Colchester Town Centre with excellent links to the A120/A120 and train station at Great Bentley. Offered with two bedrooms, first floor family bathroom, living room, dining room, kitchen, conservatory, garden and parking. Please call for further details. Guide price £250,000- £260,000.



Property Details.

Ground Floor

Entrance Hall

UPVC front door.

Lounge/Diner



22' 1" x 12' 3" (6.73m x 3.73m) Double glazed window to front, electric fireplace, stairs to first floor, under stairs storage and open plan living.

Kitchen

8' 2" x 6' 5" (2.49m x 1.96m) Double glazed window to rear, range of wall and base units, laminate worktop, tiled splash back, inset sink, integrated oven and hob and space for fridge/freezer.

Conservatory



11' 3" x 6' 5" (3.43m x 1.96m) Double glazed windows to rear and French doors.

First Floor

Landing

Loft Access (insulated and boarded)

Bedroom One



12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window to front, electric heater and wardrobe.

Property Details.

Bedroom Two



11' 5" x 6' 3" (3.48m x 1.91m) Double glazed window to rear and electric heater.

Shower Room



Double glazed obscure window to front, part tiled walls, towel rail, low level WC, vanity unit and shower enclosure.

Outside

Rear Garden



A private enclosed garden laid to lawn and patio, hard standing area and garden shed retained by fencing.

Off Road Parking

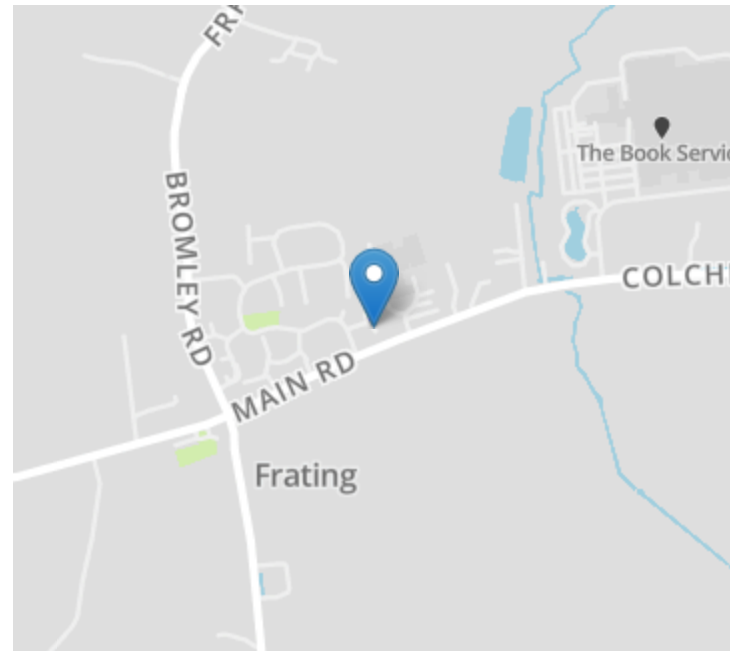
Off road parking positioned in front of the property and the far corner of the Cul De Sac.

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.