



- Guide Price £155,000 - £165,000
- Freehold House
- Contemporary Kitchen
- Generous Living Room
- Double Bedroom
- Modern First Floor Bathroom
- Close To Shops And Amenities
- Close To Essex University And Hythe Train Station

12 Peregrine Court, Colchester, Essex. CO4 3FX.

GUIDE PRICE £155,000 - £165,000 A well presented one double bedroom corner house, located along Longridge Park to the North/East of Colchester, conveniently close to local schools, shops and amenities, and is also a short distance from the A12/A120. Essex University is situated within close proximity of the property also, as well as the Hythe train station. An ideal first time buy or investment property. The internal accommodation consists of a generous living room, contemporary kitchen, a double bedroom and a modern bathroom suite. The property also comes with a garage and parking.



Property Details.

Ground Floor

Entrance Porch

Glazed door to;

Lounge



12' 9" x 12' 8" (3.89m x 3.86m) Double glazed window to front, storage heater, spot lights to ceiling, under stair recess, stairs to first floor and door to kitchen.

Kitchen



12' 0" x 5' 0" (3.66m x 1.52m) Ceramic single bowl and single drainer with mixer taps, radiator, matching base and eye level units, space for washing machine, built in oven with hob and extractor fan as well as a space for fridge freezer, chrome heated towel rail with double glazed window to front.

First Floor

Landing

Loft access, doors to bathroom and bedroom.

Property Details.

Bedroom



12' 1" x 11' 5" (3.68m x 3.48m) Double glazed window to front airing cupboard.

Bathroom



White suite comprising of panelled bath with mixer taps and shower over, low level WC and wash hand basin with cupboard under, chrome heated towel rail, tiled walls, spot lights, extractor fan and obscured double glazed windows to front.

Outside



Garden to front and side with shingle, variety of shrubs, patio area enclosed by brick wall, garage and up and over door with parking to side and front.

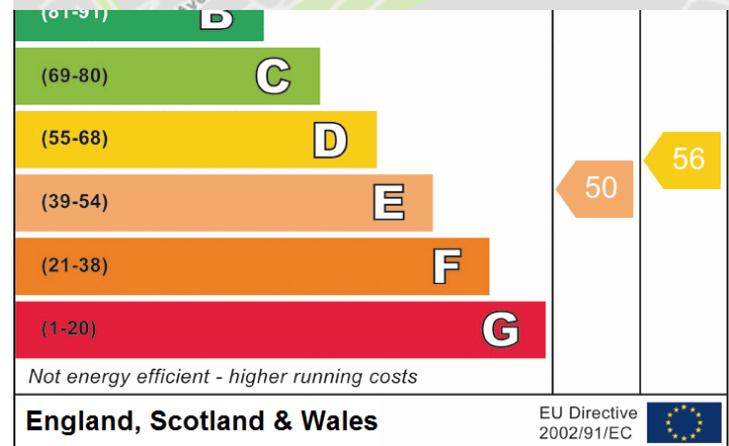
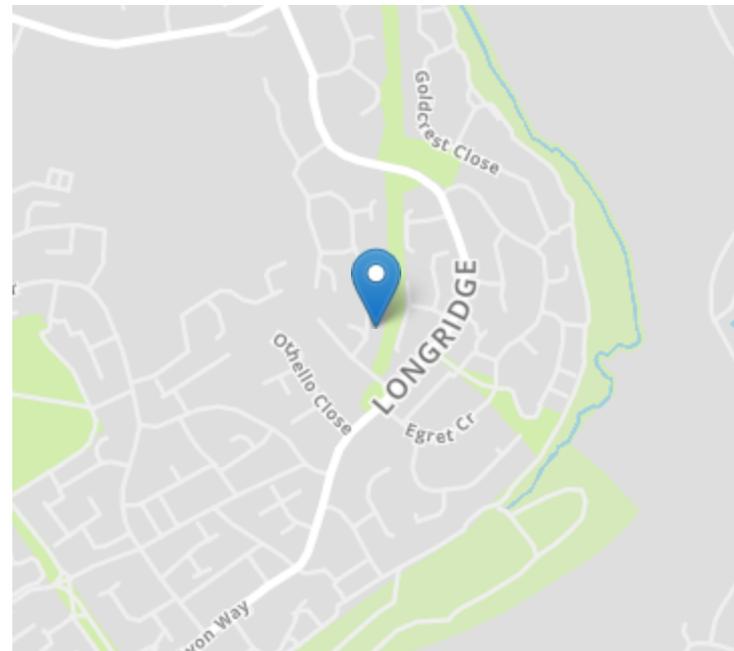
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of rooms, walls, doors and windows are approximate and for guidance only. We do not accept any liability for any errors or omissions. The floorplans are not to be used as a basis for any legal proceedings. The floorplans are not to be used as a basis for any legal proceedings. The floorplans are not to be used as a basis for any legal proceedings. The floorplans are not to be used as a basis for any legal proceedings.

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.