



- Two Double Bedrooms
- 999 Year Lease From New
- No Ground Rent Or Service Charge Payable
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden And Sun Terrace
- Garage
- SHARE OF FREEHOLD

### 4 Greenhythe Court, Greenstead Road, Colchester, Essex. CO1 2SG.

GUIDE PRICE £165,000 - £175,000 A rare opportunity to purchase this two bedroom ground floor SHARE OF FREEHOLD maisonette located within minutes of Colchester Hythe Train Station, Essex University and Colchester Town Centre. Offered in good condition throughout this unique home boasts two double bedrooms, a generous lounge/diner, fitted kitchen, bathroom and a private rear garden, sun terrace and the rare benefit of garage.



# Property Details.

## Ground Floor Apartment

### Kitchen



13' 6" x 7' 5" (4.11m x 2.26m) With entrance door, UPVC double glazed window to front, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances, door to lounge, sliding door to inner hallway.

### Lounge/Diner



19' 0" x 10' 7" (5.79m x 3.23m) With UPVC double glazed window to front, radiator, TV point.

### Inner Hallway

With storage cupboard and doors to;

### Bedroom One



14' 0" x 10' 8" (4.27m x 3.25m) With UPVC double glazed window to rear, radiator, built in wardrobes.

### Bedroom Two



12' 7" x 11' 3" (3.84m x 3.43m) With UPVC double glazed window to rear, radiator, two built in cupboards.

# Property Details.

## Family Bathroom



With panelled bath with shower over, part tiled walls, wash hand basin, close coupled WC, extractor.

## Outside

### Rear Garden

A private rear garden measuring 23ft 3 x 11ft 10.

### Front Terrace

A block paved front terrace measuring 13ft x 12ft.

### Garage



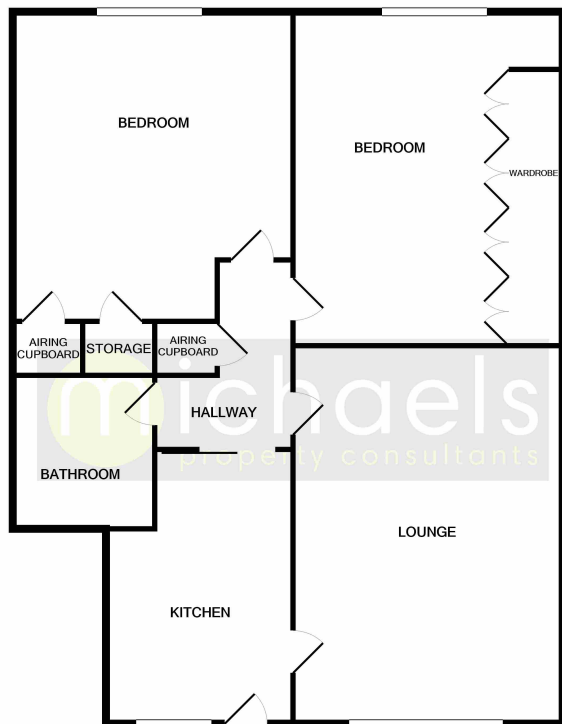
18' 0" x 8' 3" (5.49m x 2.51m) With up and over door to front.

## Council Tax Band

The council tax band is B.

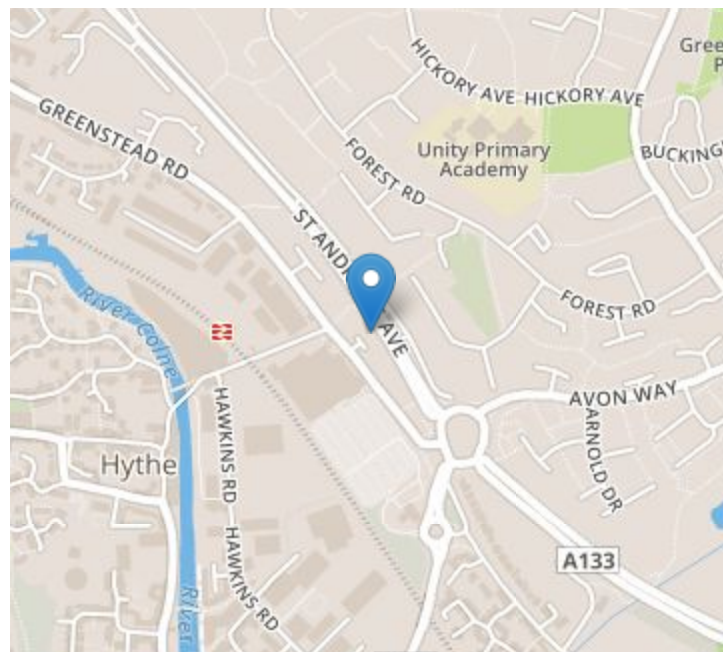
# Property Details.

## 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 mis-statement. 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.  
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## 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.