



- Nestled On The Popular 'Fortuna Park' Development
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Two Spacious Bedrooms
- Excellent Condition Throughout
- Modern Kitchen/Dining Area
- Low Maintenance Garden
- Allocated Parking For Two Cars
- Suitable For A First Time Buyer Or Working Professional

7 Talavera Crescent, Colchester, Colchester, Essex. CO2 9FD.

Residing to the South of Colchester on the Desirable 'Fortuna Park Development', lies this immaculate two bedroom semi detached house, situated to the south of Colchester, with easy access to local schools, shops, amenities and bus routes, as well as being a short drive from the A12 corridor towards London & Ipswich and Colchester's historic city centre which offers an array of shops and leisure facilities.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, wood flooring, stairs to first floor, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator.

Kitchen/Dining Area



14' 7" x 8' 1" (4.45m x 2.46m) Range of base and eye level units, cupboards and work surfaces, spot lights, space for fridge/freezer, dishwasher and washing machine, UPVC window to rear aspect, gas hob with electric fan assisted oven, radiator, UPVC window to front aspect.

Living Room



14' 6" x 8' 2" (4.42m x 2.49m) UPVC window to front aspect, French doors to garden, wood flooring, radiator.

First Floor

Landing

Access into loft hatch, radiator, door to:

Bedroom One



14' 7" x 8' (4.45m x 2.44m) UPVC window to front and rear aspect, built in sliding wardrobe, radiator.

Property Details.

Bedroom Two



14' 7" x 5' 4" (4.45m x 1.63m) UPVC window to front and rear aspect, large built in mirrored wardrobes, radiator.

Bathroom



6' 10" x 6' 6" (2.08m x 1.98m) Low level W.C, vanity wash basin, panelled bath with shower over, obscured window to front aspect, tiled walls.

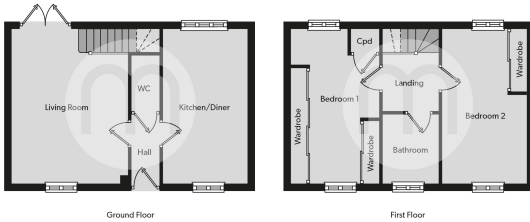
Outside



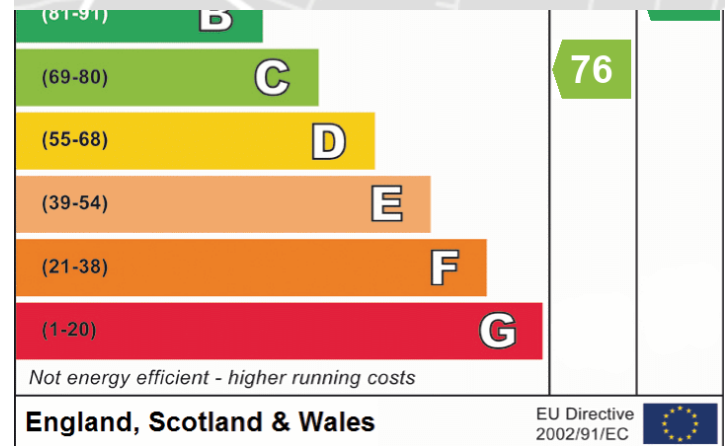
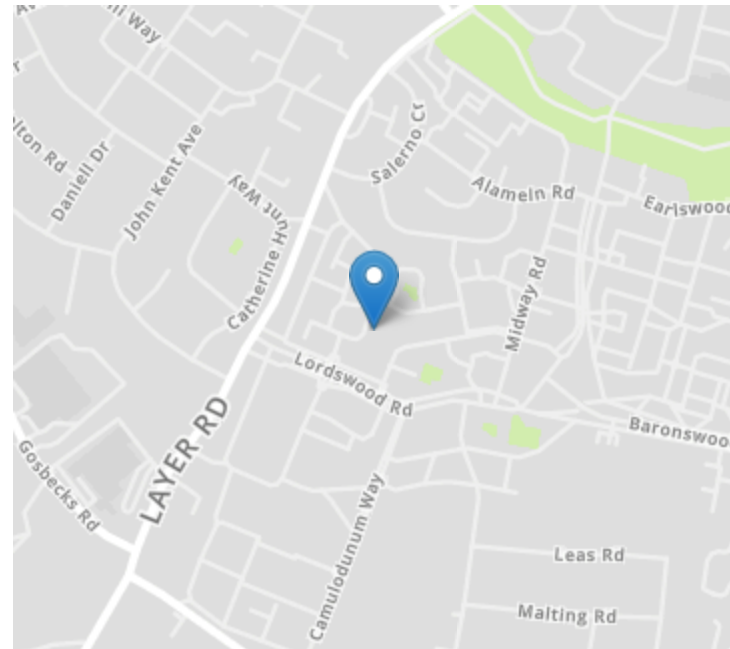
Outside the property offers a low maintenance hard standing garden, laid with patio slabs and shingle. The garden is enclosed by panel fencing with gated access to the rear, offering two secure allocated parking spaces.

Property Details.

Floorplans



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.