



- A Well Presented Two Bedroom Terrace Home
- Prime North Colchester Position & Close To Colchester's Northern Gateway
- First Class Decorative Order
- Well-Equipped Kitchen With Breakfast Bar
- Downstairs Cloakroom
- Warm & Inviting Living Room
- Large Double Bedroom & Sizeable Second Room
- First Floor Family Bathroom
- Large & Private Enclosed, Low Maintenance Rear Garden
- Two Allocated Parking Spaces

20 Titus Way, Colchester, Essex. CO4 9WJ.

Titus Way is positioned to the North of Colchester and here proudly sits this excellent two bedroom middle terrace property, that would present itself as the ideal first time purchase. Moments from Colchester's eagerly anticipated Northern Gateway, it is soon to be within walking distance of; a cinema, premium health club, reputable restaurants and leisure facilities. This home is also conveniently positioned within a stones throw of The Gilberd Secondary School, recently rated 'Outstanding' by Ofsted. A five minute car/bus journey takes you to Colchester's North Station, where trains to London Liverpool Street are available, with London reachable within the hour. Presented to market in excellent decorative order and maintained to a high standard, this home is ready to be occupied without delay.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, doors and access to:

Downstairs W.C

Window to front aspect, W.C, wash basin, radiator

Kitchen



12' 11" x 6' 1" (3.94m x 1.85m) A range of base and eye level units with work surfaces over, inset four ring gas hob with extractor fan over, inset oven and grill, tiled splash back, space for fridge/freezer, breakfast bar, space for undercabinet for washing machine, inset sink, drainer and tap over, tiled floor, window to front aspect

Reception Room



13' 7" x 10' 1" (4.14m x 3.07m) Under-stairs storage cupboard, radiator, window and patio doors to rear aspect, communication points

First Floor

Landing

Stairs to ground floor, doors and access to:

Master Bedroom



13' 7" x 10' 1" (4.14m x 3.07m) Windows to front aspect, radiator, built in wardrobes

Property Details.

Bedroom Two



10' 3" x 7' 2" (3.12m x 2.18m) Window to rear aspect, radiator

Family Bathroom



Panel bath with shower over and screen, wash hand basin, W.C, radiator, window to front aspect

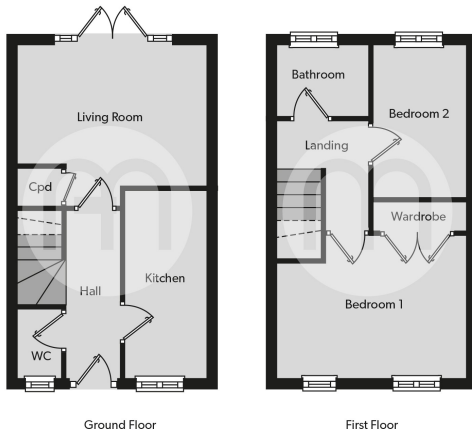
Outside, Garden & Parking



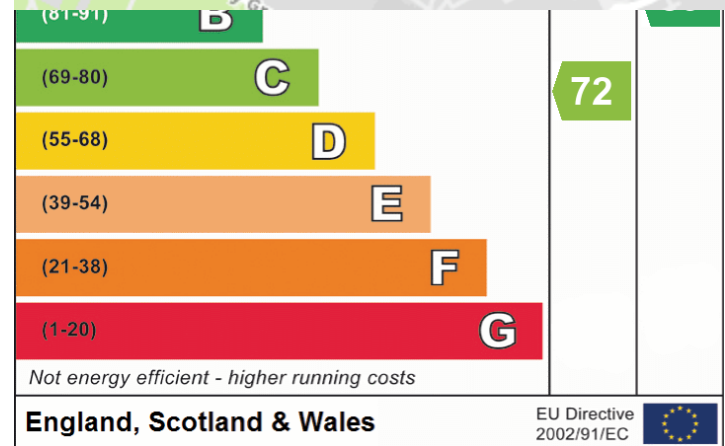
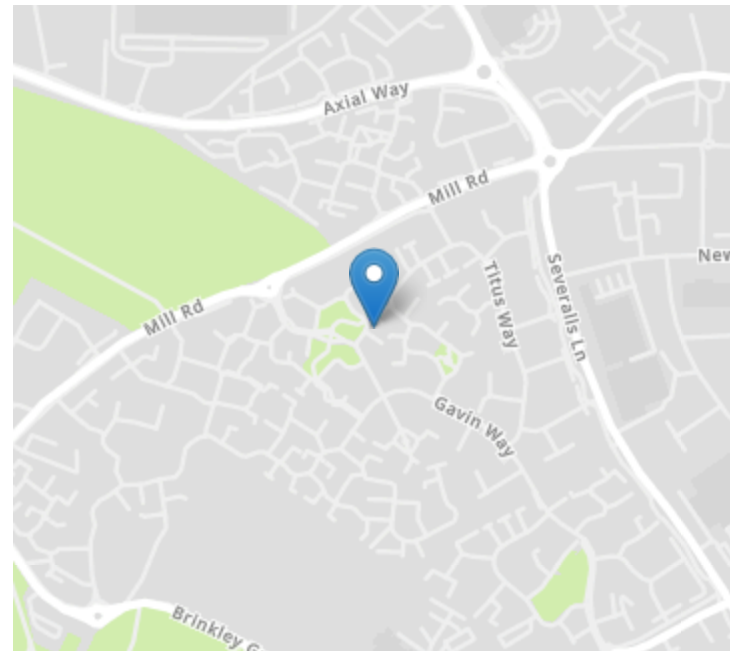
Outside, an impressive and large rear garden is showcased, landscaped with low maintenance in design, predominately surfaced with slate chippings and featuring borders with an array of mature hedges, shrubs and plants throughout. A large timber shed is also offered for convenience, providing additional storage. A secure rear gate leads to a residents parking area, where two allocated spaces can be found.

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.