




**1 Providence Place, Colchester, Colchester, Essex. CO1 2LN.**

Occupying a central position within Colchester's city centre and moments away from the excitement of Colchester's high street resides this impressive two bedroom detached house. Home to an array of shops, leisure facilities and within walking distance of Colchester's Town Centre, it makes the ideal home for a small family, first time buyer or investors alike.

- Close To Colchester's Town Centre, Hythe Station & University Of Essex
- A Fine Example Of A Deceptively Spacious Detached House
- Two Generous Bedrooms
- Modern Bathroom Suite
- Wrap Around Low Maintenance Garden
- Ideal For Families, First Time Buyers & Working Professionals
- Driveway Providing Parking For Multiple Vehicles
- A Unique Example Of A Two Bedroom Detached House



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# Property Details.

## Ground Floor

### Entrance Hall

Main door into hallway, door leading to:

### Living Room



12' 1" x 10' 9" (3.68m x 3.28m) UPVC window to front aspect, radiator.

### Dining Room



11' 0" x 6' 11" (3.35m x 2.11m) UPVC doors to garden.

### Kitchen



13' 6" x 6' 8" (4.11m x 2.03m) Range of base and eye level units, cupboards and work surfaces, space for appliances, UPVC window to front aspect, gas hob and electric oven, tiled splash back, extractor unit above, wood effect flooring.

### Reception Room/Dining Area

12' 1" x 11' 4" (3.68m x 3.45m) UPVC window to front aspect, radiator, understairs storage cupboard.

## First Floor

### Landing

Access to loft hatch, door to:

### Bedroom One



11' 8" x 11' 3" (3.56m x 3.43m) UPVC window to side aspect, radiator.

# Property Details.

## Bedroom Two



8' 9" x 6' 8" (2.67m x 2.03m) UPVC window to rear aspect, radiator.

## Bathroom



11' 9" x 5' 9" (3.58m x 1.75m) His and hers sinks, UPVC window to side aspect, chrome towel rail, tiled walls and flooring, vanity wash basin panelled bath with shower attached.

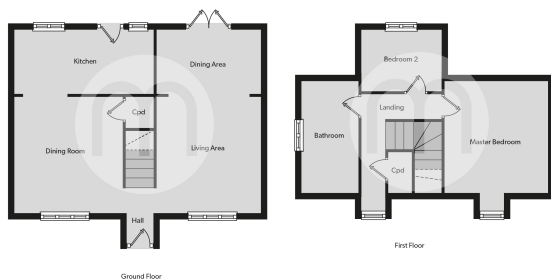
## Outside



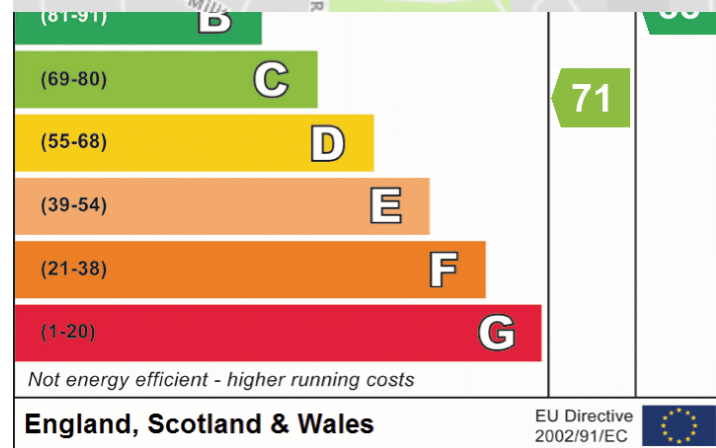
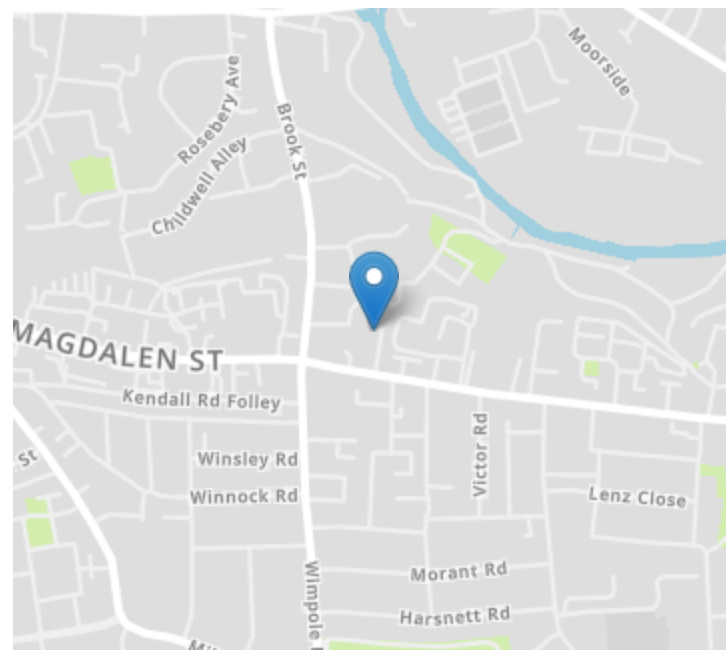
Outside the property features a generous wrap around garden, housing a raised decking area, this of which would be ideal for outdoor seating and al-fresco dining. The remainder of the garden is predominantly laid to lawn. Off road parking is available for two/three vehicles.

# 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.