



- Walking Distance Of Colchester North Station & General Hospital
- Low Maintenance Garden & Driveway
- Modern Kitchen With Build In Appliances
- Two Generous Bedrooms
- Open Plan Living Accommodation
- En Suite & Separate Bathroom
- Downstairs Cloakroom

10 Kettle Street, Colchester, Colchester, Essex. CO4 5US.

Situated within arguably one of the most convenient area's, to the North side of Colchester, set within walking distance to North Station a direct line to London Liverpool Street, good A12 access, a stones through away from the General Hospital and offering fantastic primary and secondary school catchments is this well presented two bedroom terraced house. Internally the property consists of entrance hall, open plan living area, kitchen with a utility space and a ground floor cloak room. The spacious first floor offers two double bedrooms, En suite to the master bedroom, high quality family bathroom. Externally there is a low maintenance garden, laid to with artificial turf and patio, there is also a shed to remain. Gated access can also be located to the rear. This property is an ideal first time purchase or perfect starter home for working professionals or small families.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, radiator, door into:

Living Room/Kitchen/Utility Area



23' 9" x 15' 2" (7.24m x 4.62m) UPVC window to front aspect, radiator, access into kitchen area comprising of integrated appliances including fridge/freezer, electric cooker with induction hob, stainless steel sink/drainer, tiled flooring, spot lighting, utility area/space for appliances, radiator, UPVC sliding door to garden, door to:

Cloakroom

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

First Floor

Landing

Access into loft hatch, door leading to:

Bedroom One



12' 0" x 8' 8" (3.66m x 2.64m) UPVC window to rear aspect, radiator, door to:

En Suite



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

Property Details.

Bedroom Two



15' 3" x 8' 11" (4.65m x 2.72m) UPVC window to front aspect, radiator, built in wardrobe.

Bathroom



7' 4" x 6' 8" (2.24m x 2.03m) Low level W.C, vanity wash basin, panelled bath with shower attached, tiled walls and flooring, chrome heated towel rail.

Outside



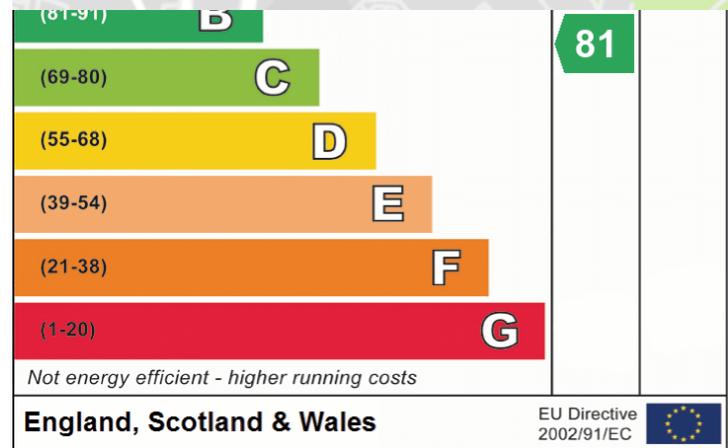
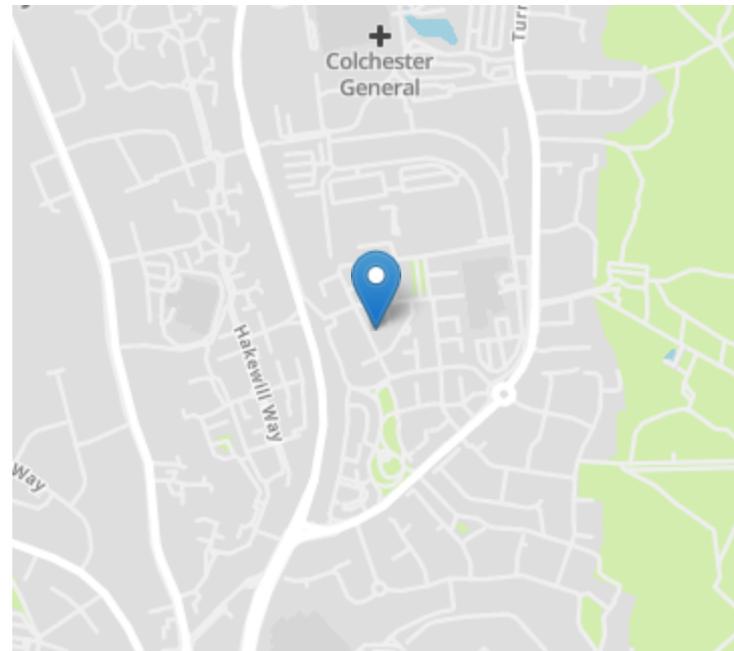
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Property Details.

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.