



- Beautiful Semi Detached House
- Cul-De-Sac Position
- Spacious Living Room
- Modern fitted Kitchen And Bathroom
- Two Double Bedrooms
- Allocated Parking

### 13 John Castle Way, Colchester, Colchester. CO2 7TU.

This beautiful two bedroom semi detached house is nestled in a quiet cul-de-sac and positioned conveniently within close proximity of Colchester's vibrant Town centre. Its perfect for a commuter, as Colchester's Town train Station is only a short stroll away. It is also within a stones throw of Abbey Fields offering any young family an excellent recreational space, or would be ideal for the avid dog walker. Internally this house does not disappoint, it features an array of modernly fitted tiles throughout the ground floor hallway, cloakroom and first floor bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door, radiator, tiled floor, stairs to first floor, doors to:

### Cloakroom

UPVC window to front, tiled floor, radiator, low level WC, vanity wash hand basin with storage under.

### Kitchen



6' 0" x 09' 6" (1.83m x 2.90m) Range of base and eye level units with work surfaces over, space for washing machine, integrated fridge/freezer and dishwasher, electric fan oven, gas hob with extractor hood over, inset sink unit with tap and drainer, UPVC window to front, inset spot lights.

## Living/Dining Room



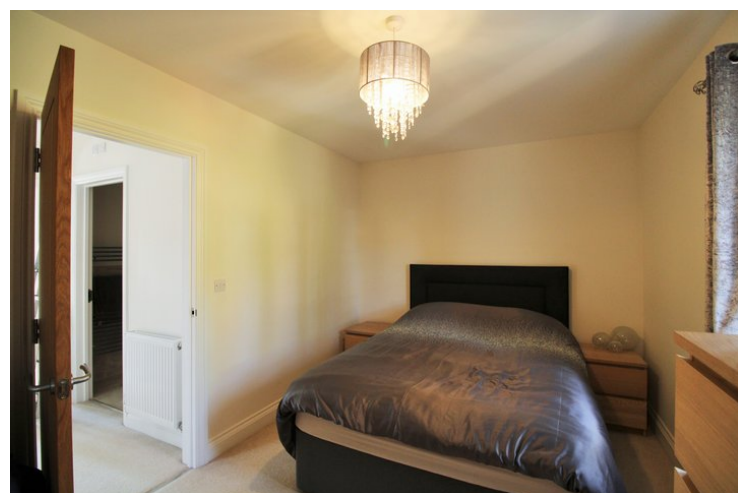
14' 9" x 14' 0" (4.50m x 4.27m) UPVC doors to rear garden, radiator, under stairs storage cupboard housing combi boiler.

## First Floor

### Landing

UPVC window to side, radiator, loft access.

### Bedroom One



14' 0" x 9' 1" (4.27m x 2.77m) UPVC window to rear, radiator, TV point, free standing wardrobe to remain STN.

# Property Details.

## Bedroom Two



14' 0" x 8' 0" (4.27m x 2.44m) Two UPVC windows to front, radiator, TV point.

## Family Bathroom



Fully Tiled, heated towel rail, low level WC, vanity wash hand basin with storage cupboard under, panel bath with rain head and standard shower over, inset spotlights.

## Rear Garden



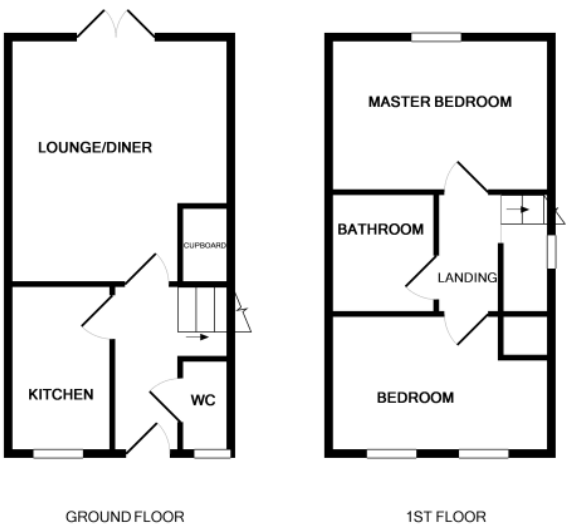
The charming rear garden is mainly laid to lawn with patio area ideal for entertaining, all enclosed by panel fencing incorporating gated access to the side, there is also a timber storage shed which is to remain.

## Outside

There are two allocated parking spaces to the front of the property.

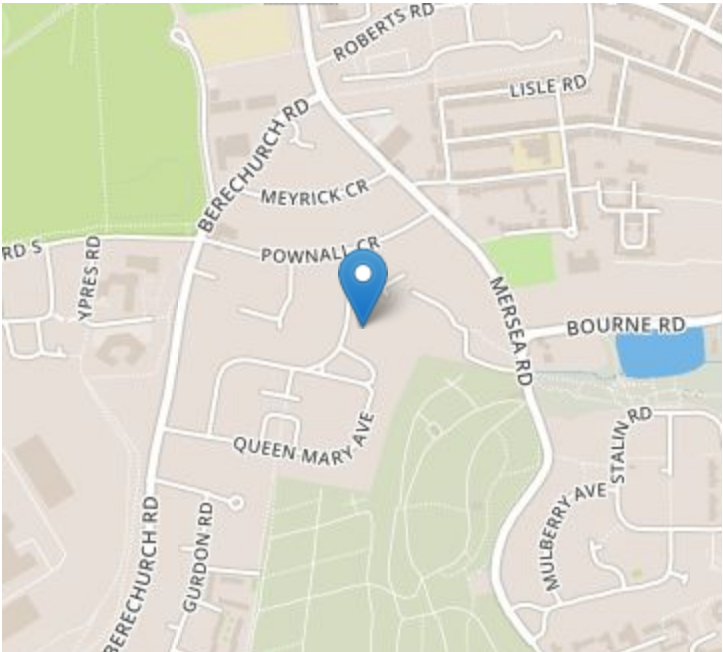
# Property Details.

## Floorplans

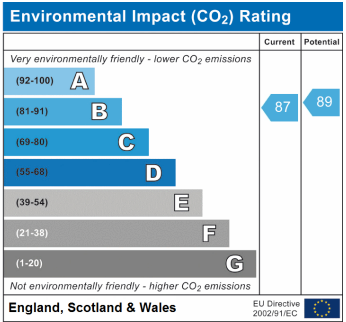
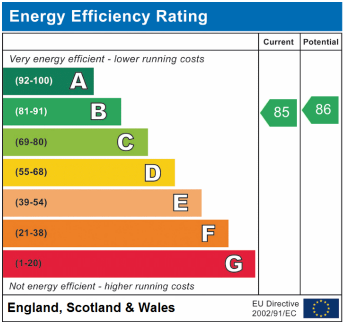


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.