



- Offered To Market With No Onward Chain!
- Residing In A Prime North-Central Colchester Position
- Versatile Accommodation Across Three Spacious Floors Of Accommodation
- Presented To The Highest Of Standards Throughout
- A Fine Example Of Three Bedroom Coach House
- En Suite To Master & Family Bathroom
- Three Generous Bedrooms
- Double Garage

## 54 Rouse Way, Colchester, Colchester, Essex. CO1 2TT.

**\*\*Guide Price £290,000 - £300,000\*\*** An exclusive opportunity to purchase this three bedroom Coach House, residing in a prime North-Central Colchester position, within moments of the city's excellent array of amenities and vibrant lifestyle. Presented to the open market in good condition, with a versatile layout spread over three floors, this unique coach house offers an abundance of key features and space throughout, including a fully open plan 18ft living area, comprising of the kitchen and a further dining area.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Main entrance door into small hallway, internal door into double garage, stairs leading to:

## First Floor

### Kitchen/Living Room/Dining Area



18' 9" x 18' 7" (5.71m x 5.66m) UPVC window to front and side aspect, full range of base and eye level units, cupboards and work surfaces, space for appliances, spot lighting throughout, inset storage cupboard.

### Cloakroom

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

## Master Bedroom



15' 5" x 12' 2" (4.70m x 3.71m) UPVC window to front and side aspect, built in wardrobes, door to:

### En Suite



6' 4" x 4' 8" (1.93m x 1.42m) Shower cubicle, vanity wash unit, low level W.C, tiled walls and flooring, spot lighting.

# Property Details.

## Second Floor

### Bedroom Two



15' 5" x 15' 4" (4.70m x 4.67m) Two UPVC windows to side aspect, UPVC window to front aspect, spot lighting.

### Bedroom Three



14' 2" x 13' 4" (4.32m x 4.06m) UPVC window to front and side aspect, radiator.

### Bathroom



7' 5" x 6' 8" (2.26m x 2.03m) Low level W.C, vanity wash basin, panelled bath with shower over, Velux window to front aspect, radiator.

### Outside



As previously mentioned the property offers a double garage with electric up and over doors along with both internal and external access.

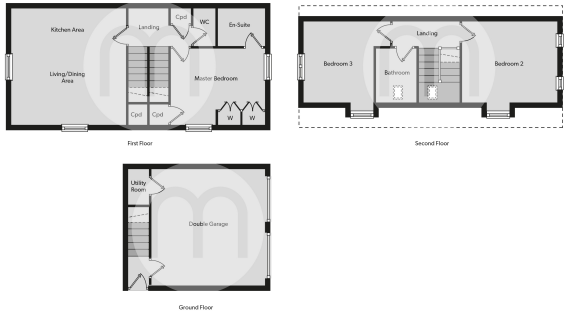
### Agents Notes & Lease Information

We understand that this property is offered on a leasehold basis, with the lease term being 999 years from 25 March 2004, with approximately 978 years remaining. Please do contact a consultant to confirm all leasehold charges, including service charge and ground rent. We advise all interested parties to confirm any information with their respective solicitor at an early stage of their conveyance, to prevent any discrepancy.

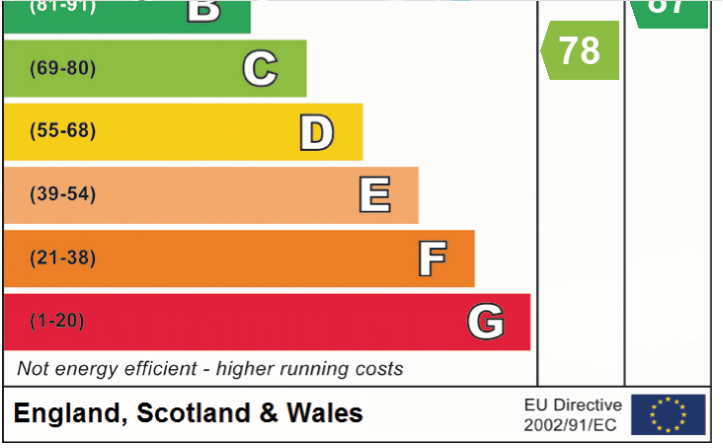
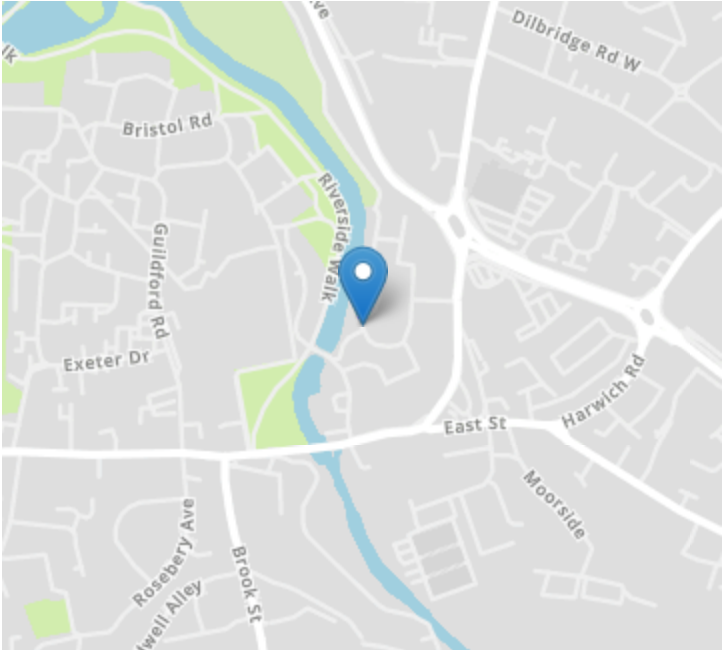
Please be advised that the photos advertised were prior to the current tenant's occupancy.

# 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.

