



- Link Detached House
- Three Generous Bedrooms
- Sizeable Lounge/Diner With French Doors To Garden
- Fitted Kitchen
- Modern Bathroom
- Generous Plot With Good Sized Rear Garden
- Garage And Parking For Two Cars
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links

## 5 Mario Way, Colchester, Essex. CO2 7QN.

Located to the south of Colchester is this deceptively spacious three bedroom link-detached house offering ample living accommodation throughout whilst residing on a generous plot with a sizeable rear garden. Positioned conveniently within the popular estate offering superb access to local shops and amenities and well served bus routes to the Colchester Town Centre. The internal accommodation comprises of an entrance hall which leads a downstairs cloakroom, a sizeable irregular shape lounge/diner featuring French doors providing access to the rear garden and a fitted kitchen with a range of matching units. To the first floor, there is three generous bedrooms and a family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

With UPVC double glazed window to front, stairs rising to first floor with storage cupboard under, doors to;

### WC

With UPVC double glazed window to front, close coupled WC, wash hand basin.

### Lounge/Diner



21' 4" max x 14' 1" max (6.50m x 4.29m) An irregular shape room offering UPVC double glazed window to rear, French doors providing access to the rear garden, radiator, TV point.

### Kitchen



10' 11" x 8' 1" (3.33m x 2.46m) With door to rear, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, in-built oven with gas hob and extractor.

## First Floor

### Landing

With UPVC double glazed window to front, airing cupboard, doors to;

### Bedroom One



11' 3" x 10' 0" (3.43m x 3.05m) With UPVC double glazed window to rear, radiator, built in wardrobe.

### Bedroom Two



11' 3" x 11' 0" (3.43m x 3.35m) With UPVC double glazed window to rear, radiator,

# Property Details.

## Bedroom Three



11' 3" x 9' 2" (3.43m x 2.79m) With UPVC double glazed window to rear, radiator,

## Bathroom



With UPVC obscure double glazed window to front, radiator, close coupled WC, wash hand basin, wall hung heated towel rail, panelled bath with shower over, part tiled walls.

## Outside

### Rear Garden



To the rear the property features a generous rear garden which is enclosed by panel fencing with gated side access.

### Garage



The garage is leasehold with an up and over door to front,.

### Parking

One space in front of the garage and a further space available.

### Estate Management Charge

We have been advised by the current owners that there is an estate management charge payable of £16.41p per month to Trinity Estates.

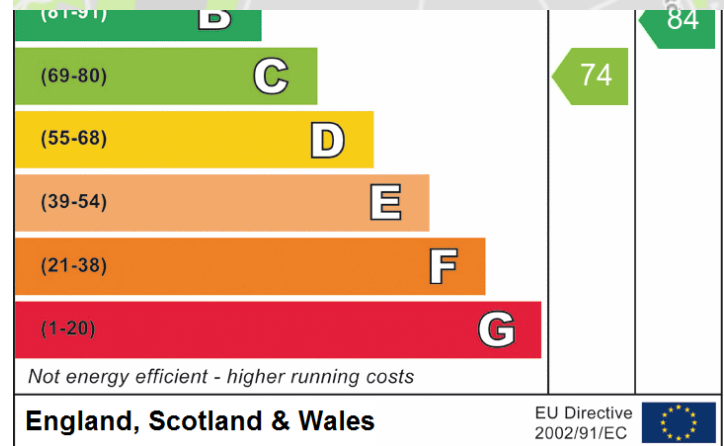
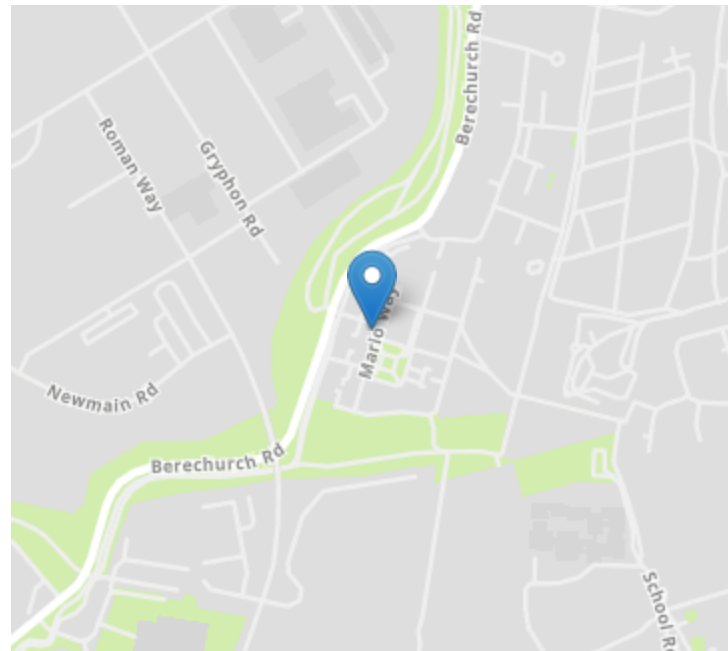
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of actual buildings, walls, floors and other items are approximate and the floorplans are based on the information and measurements provided. The plans are for general guidance only and should not be relied upon for any purpose other than that intended. The accuracy of the floorplans and other information is not guaranteed. Plans may vary slightly from those shown on the plans.

## 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.