



- A Fine Example Of A Two Bedroom Semi Detached Home
- Upgraded & Improved Throughout
- Allocated Parking & Visitors Spaces
- NHBC Guarantee For 2 Years
- Two Well Portioned Bedrooms
- Contemporary Family Bathroom Suite
- Within Close Proximity Of Colchester's City Centre & Train Station
- Set Back From The Main Road
- Secluded Position
- Modern Kitchen, Upgraded Last Year

1 Roberts Road, Colchester, Essex. CO2 7FQ.

** Guide Price £300,000 to £325,000 ** Situated within a stones throw from Colchester City Centre and Train Station is this stunning two bedroom contemporary semi detached house offering an abundance of living accommodation and modern features throughout. Located within this popular development providing superb access to a variety of good local amenities, this spacious home would be ideal for the growing family.



Property Details.

Ground Floor

Hallway

Main entrance door into hallway, Amtico wood effect flooring, stairs leading to first floor, access into:

Kitchen



9' 8" x 5' 3" (2.95m x 1.60m) Full range of modern fitted eye level units, cupboards and work surfaces, space for dishwasher, fridge/freezer and washing machine, UPVC window to front aspect, five ring gas hob with electric Zanussi oven, extractor fan above.

Cloakroom

Low level W.C, vanity wash basin, radiator, obscured window to front aspect.

Living room/Dining Area



14' 8" x 12' 3" (4.47m x 3.73m) UPVC window to side aspect, French doors to garden, inset understairs storage cupboard, radiators.

First Floor

Landing

Access to loft hatch, radiator, door to:

Bedroom One



10' 9" x 8' 6" (3.28m x 2.59m) UPVC windows to front aspect, sliding wardrobes, radiator.

Property Details.

Bedroom Two



12' 3" x 8' 6" (3.73m x 2.59m) UPVC windows to rear aspect, radiator.

Family Bathroom

7' 3" x 5' 6" (2.21m x 1.68m) Low level W.C, vanity wash basin, panelled bath with shower and screen attached, radiator, obscured window to side aspect.

Outside

Outside, the property benefits from a good sized rear garden that is enclosed by panelled fencing, brick walling and laid to lawn with a slate stone boarder to the side with low maintenance in mind, there is also a shed which is to remain. The garden offers a great space for outdoor dining and entertaining. To the rear of the property there is the allocated parking space and visitors spaces.

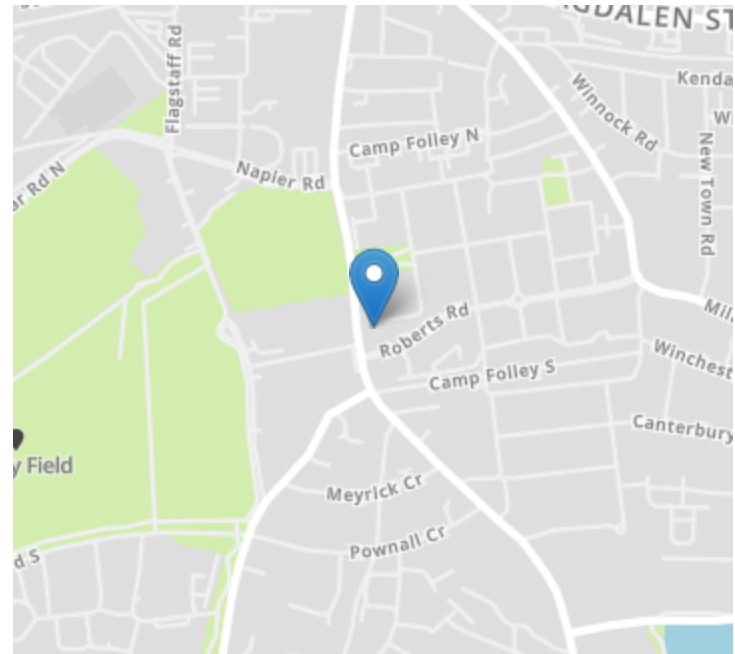
Agents Notes & Charges

We have been advised from the owner that there is a service charge of approximately £190.00 per year, which is to cover any maintenance or upkeep of the communal grounds. We do however advise that all perspective buyers are to clarify this information with their solicitor.

Property Details.

Floorplans

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.