



- Guide Price £205,000 - £215,000
- Charming & Deceptive Two Bedroom Semi-Detached Cottage
- Excellent Access To A12 And Marks Tey Mainline Station
- Two Sizeable Bedrooms
- Fitted Kitchen With Tiled Splashbacks
- Recently Fitted Ground Floor Bathroom Suite
- Off Road Parking For Two Vehicles
- No Onward Chain

96 London Road, Stanway, Colchester, Essex. CO3 0HD.

Guide Price £205,000 - £215,000 A charming and deceptive two bedroom semi-detached cottage, positioned favorably to the West of Colchester and within easy access of an array of excellent local amenities and the ever improving Tollgate Retail Park. On an excellent bus transport network, offering unrestricted access to Colchester's Town Centre, this property would make the ideal first time purchase or investment. Offered with No Onward Chain, this property features an excellent size living room with double glazed windows, fitted kitchen with tiled splash backs and a recently fitted ground floor bathroom with a tiled wall finish. The first floor comprises of two sizeable double bedrooms, again with full double glazing.



Property Details.

Ground Floor

Living Room



20' 6" x 10' 6" (6.25m x 3.20m) UPVC windows to front aspect, wood flooring throughout, x2 radiators, stairs to first floor, UPVC entrance door to side aspect, variety of communication input/output points, further door to:

Kitchen



12' 0" x 7' 5" (3.66m x 2.26m) Fitted kitchen with base and eye level units with working surfaces over, tiled splash back throughout, inset stainless steel sink, drainer and tap over, integrated four ring gas hob with extractor fan over, inset electric fan assisted oven and grill, tiled flooring, space for appliances, further door to:

Rear Lobby

UPVC rear door to side aspect, storage cupboard housing gas boiler, further door to:

Ground Floor Bathroom



UPVC window to rear aspect, low level W.C, panel bath with shower attachment over and glass screen, vanity wash hand basin, tiled walls throughout, loft access

First Floor

First Floor Landing

Stairs to ground floor, window to side aspect, further doors to:

Master Bedroom



13' 0" x 7' 8" (3.96m x 2.34m) UPVC window to front aspect, storage cupboard, radiator

Property Details.

Bedroom Two



10' 6" x 7' 2" (3.20m x 2.18m) UPVC window to rear aspect, radiator, additional loft access

Garden, Outside & Parking



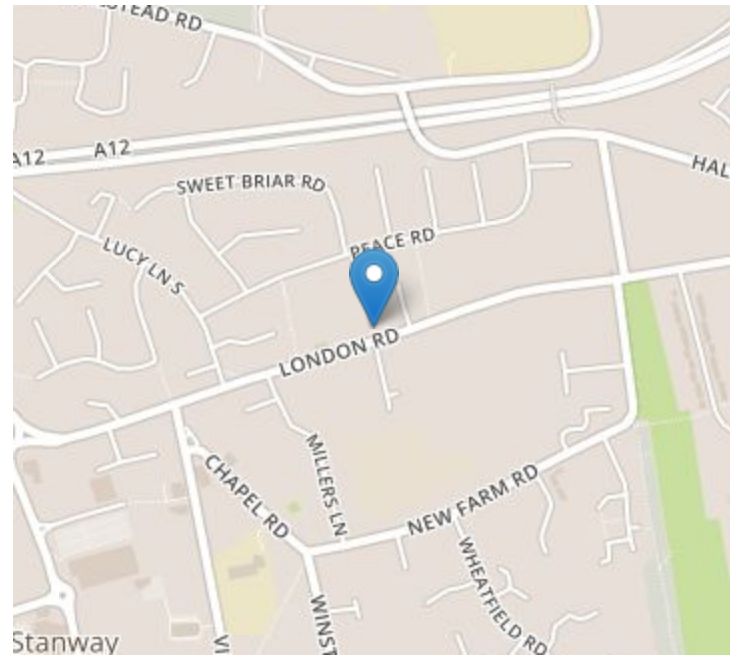
As previously mentioned, to the rear of the property there is an attractive and private rear garden. The garden is one of an exceptional size and features a raised decking area with the remainder laid to lawn. The garden features a large summer house to the rear of the garden and would make the ideal additional seating area and storage space. There is a gate providing side access to the front of the property, where off road parking for two vehicles can be found.

Property Details.

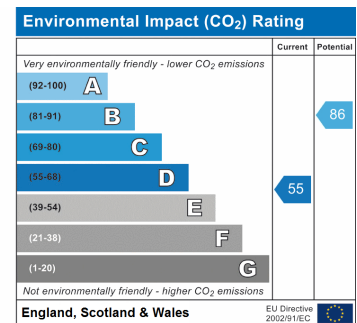
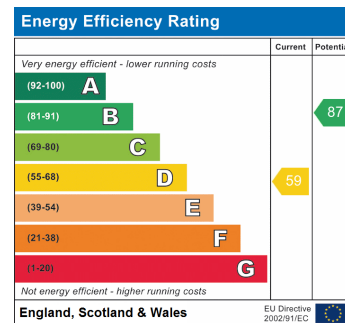
Floorplans



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.