



- Newly Built Semi-detached Townhouse
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Four Sizeable Bedrooms
- En Suite To Master Bedroom
- Family Bathroom
- Generous Un Overlooked Rear Garden
- Private Driveway For Three Cars

16a Spurgeon Street, Colchester, Essex. CO1 2NS.

Built within the last eight years, offering a wealth and charm is this very spacious semi-detached town house. The property is conveniently located within walking distance to the Hythe train station with link to London Liverpool Street, sought after school catchments, The University of Essex and an array of shops, supermarkets and convenience stores. Internally the property consists of entrance hall, ground floor cloak room, spacious living/dining room, modern fitted kitchen, breakfast room, four sizeable bedrooms set over two floors, en suite to master and family bathroom. Externally there is a private and un overlooked rear garden and a private driveway to the side providing off road parking for three cars.



Property Details.

Ground Floor

Entrance hall

UPVC door to side aspect, stairs rising to first floor, doors leading to;

Cloak Room

Low level WC, wash hand basin, radiator.

Kitchen/Breakfast Room



9' 0" x 11' 4" (2.74m x 3.45m) Double glazed window to front aspect, a range of wall and base units over an area of roll edge work surface, inset stainless steel sink with drainer unit, electric oven, four ring gas hob, stainless cooker hood over, plumbing for a washing machine, space for appliances, tile splash backs, radiator.

Living/Dining Room



18' 6" x 11' 4" (5.64m x 3.45m) Double glazed window to side aspect, double glazed door leading to the rear garden, T.V & phone points, under stairs storage cupboard, one radiator.

First Floor

Landing

Two double glazed window to side aspect, stairs rising to second floor, radiator.

Bedroom Two



11' 4" x 13' 3" (3.45m x 4.04m) Double glazed window to rear aspect, radiator.

Bedroom Three



11' 4" x 9' 4" (3.45m x 2.84m) Double glazed window to front aspect, radiator.

Property Details.

Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps and shower over, part tiled walls, radiator.

En Suite



Low level WC, wash hand basin, fully tiled shower cubical, radiator, Velux window.

Second Floor

Bedroom Four

11' 5" x 7' 3" (3.48m x 2.21m) Velux window, eves storage cupboard, radiator.

Bedroom One



19' 2" x 8' 9" (5.84m x 2.67m) Double glazed window to rear aspect, Velux window, radiator.

Outside

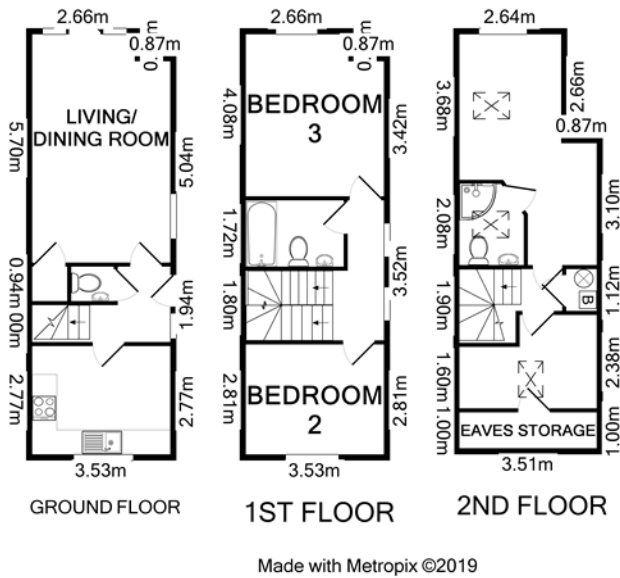


To the front the property offers a private driveway providing off road parking for two cars comfortably.

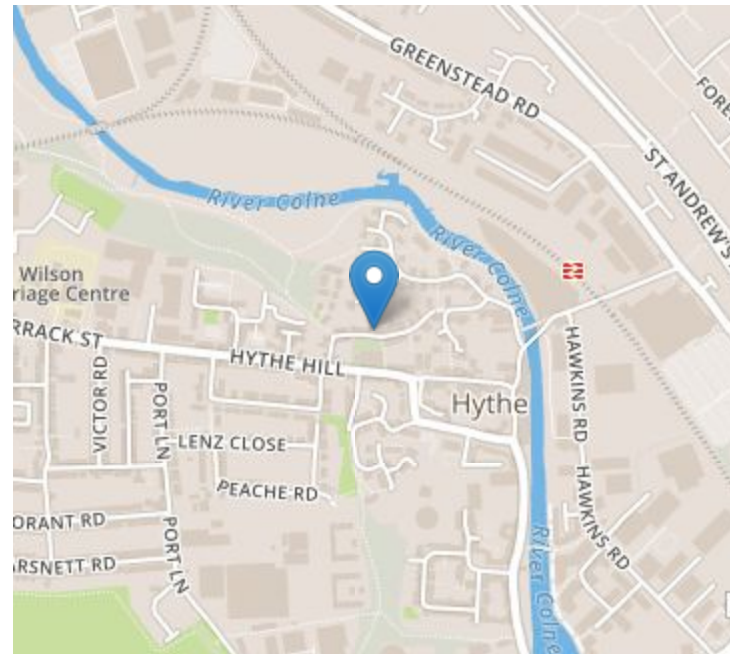
The rear garden comprises of a patio area, garden tap, landscaped lawn, tree, shrubs and flower beds, two garden sheds, gated side access and fully enclosed by panel fencing.

Property Details.

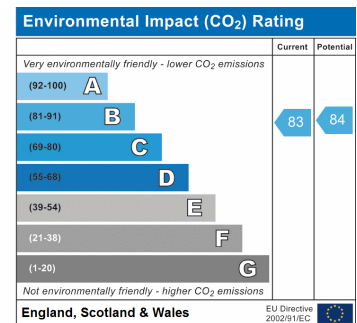
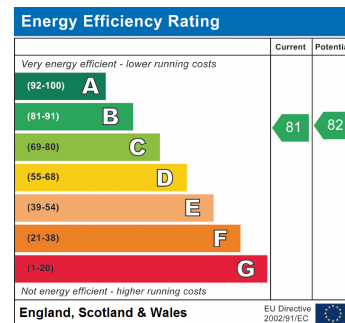
Floorplans



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.