



- Within Close Proximity Of Colchester's City Centre
- Downstairs Cloakroom
- Located On The Popular 'Solus Development'
- Three Generous Bedrooms
- En Suite To Master Bedroom & Separate Bathroom Suite
- A Substantial Semi Detached Family Home
- Well Presented Throughout
- Landscaped Garden With An Outside Bar/Outbuilding

## 28 Foundation Way, Colchester, Colchester, Essex. CO2 9FY.

**\*\*Guide Price £350,000 - £375,000\*\*** Residing on the popular 'Solus Development' and within striking distance of an array of useful amenities, shops, choice of schooling and served by an excellent bus network to Colchester's City Centre, lies this exceptionally presented three bedroom semi detached town house.



# Property Details.

## Ground Floor

### Hallway

Entrance door, storage cupboard, radiator, tiled flooring, stairs rising to the first floor landing, doors leading off:

### Cloakroom

6' 02" x 3' 05" (1.88m x 1.04m) Low level WC, wash hand basin, extractor fan, radiator, splashbacks, lino flooring.

### Kitchen/Diner



Double glazed window to front, range of base and eyelevel units, integrated electric oven, gas hob with extractor over, inset sink unit with left hand drainer and mixer tap, tiled splash back, space for fridge/freezer and washing machine.

### Living Room



15' 08" x 11' 05" (4.78m x 3.48m) Two double glazed windows to rear, French doors, radiator

## First Floor

### Landing

Double glazed window to front, doors leading off

## Bedroom Two



11' 04" x 15' 08" (3.45m x 4.78m) Two double glazed windows to rear, radiator

## Bedroom Three



8' 11" x 8' 04" (2.72m x 2.54m) Double glazed window to front, radiator

## Bathroom



8' 04" x 6' 03" (2.54m x 1.91m) Low level WC, wash hand basin, bath with shower over, extractor fan, radiator, part tiled walls, lino flooring

# Property Details.

## Second Floor

### Landing

Storage cupboard, radiator, doors leading off

### Master Bedroom



14' 08" x 12' 04" (4.47m x 3.76m) Double glazed window to front, radiator, loft access

### En Suite



8' 04" x 4' 08" (2.54m x 1.42m) Velux window, low level WC, wash hand basin, shower cubicle, extractor fan, radiator, lino flooring

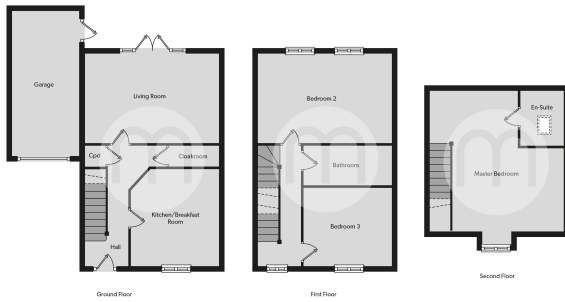
## Outside



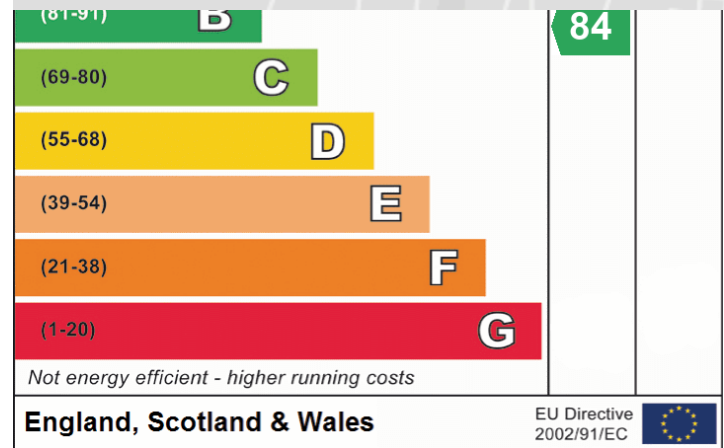
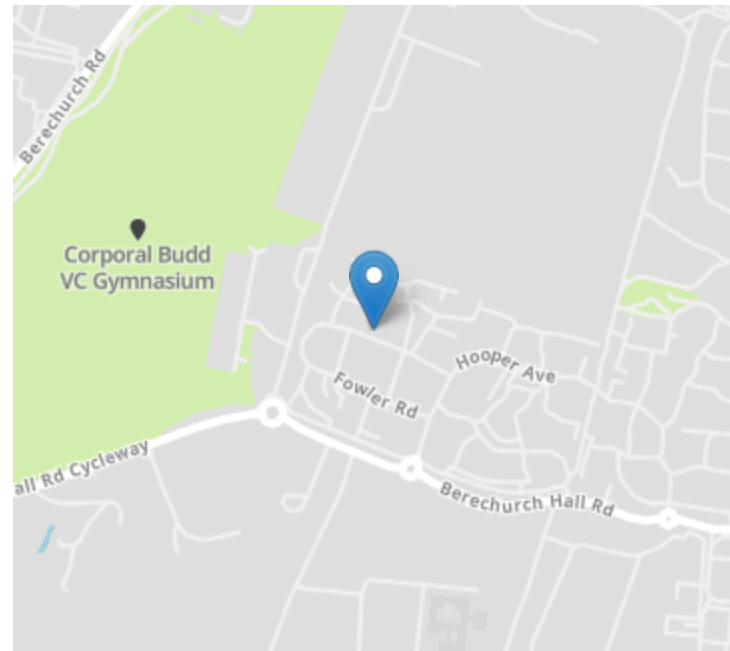
Outside the property offers a wealth of space with the seller adding their own bar/out building, perfect through the summer and ideal for outside dining or entertaining. The remainder of the garden is laid to lawn with a large patio area and decking, again perfect for outside dining or entertaining. External access leads into a large garage. To the front of the property offers a driveway.

# 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.