



- Prime North Colchester Position
- Excellent Two Bedroom Middle Terrace Home
- Cul-De-Sac Position
- Two Bedrooms
- Off Road Parking and Garage
- Kitchen/Diner
- Tiled Bathroom
- Generous Rear Garden
- Ideal First Time Purchase Or Investment
- Early Viewing Advised!

## 7 Orwell Close, Colchester, Colchester, Essex. CO4 3YW.

**\*\* Guide Price £245,000 - £260,000\*\*** An excellent two bedroom middle terrace property located in a quiet cul-de-sac position, to the North Of Colchester and within easy access to a variety of useful amenities, schooling and the A12 corridor to London. It is also served by a useful bus network, providing quick access to Colchester's North Station, offering direct links to London Liverpool Street - ideal for the working professional and commuter. Boasting an abundance of key features, including a modern fitted kitchen suite benefitting from a range of integrated appliances and allows for modern day living with its open plan kitchen-diner. This home also benefits from a fitted tiled bathroom, two well-proportioned bedrooms, both of which feature built in storage. The property boasts a generous enclosed, private rear garden. This property is also complete with off road parking for one vehicle to the front of the house and the added benefit of a garage en-bloc. Making the perfect first time buy, viewings are advised to appreciate the beautiful accommodation on offer.



# Property Details.

## Ground Floor

### Entrance Porch

Tiled Floor, radiator, UPVC window to front and UPVC entrance door to side, access to:

### Reception Room



14' 1" x 12' 8" (4.29m x 3.86m) UPVC window to front, radiator, TV and telephone points, stairs to first floor, smoke alarm, door to:

### Kitchen/Diner



14' 7" x 9' 2" (4.44m x 2.79m) Laminate floor, radiator, range of fitted base and eye level units with working surfaces over, inset gas four ring hob with extractor over, electric fan oven, integrated washing machine and dishwasher, inset stainless steel sink unit with tap and drainer, inset spotlights, cupboard housing Ideal combi boiler, UPVC window and door to rear aspect (providing access to enclosed rear garden)

## First Floor

### First Floor Landing

Stairs to ground floor, loft hatch, smoke alarm, doors to:

### Master Bedroom



14' 1" x 10' (4.29m x 3.05m) UPVC window to front, radiator, built in wardrobe

### Bedroom Two



10' 4" x 8' 1" (3.15m x 2.46m) UPVC window to rear, radiator, storage cupboard, built in wardrobe

# Property Details.

## Family Bathroom



UPVC window to rear, laminate floor, low level WC, vanity wash hand basin with mixer tap, panel bath with shower over, half tiled wall finish

## Rear Garden



To the rear of the property is a long and attractive garden which is part block paved and predominately laid to lawn. The garden is enclosed by panel fencing and there is also a gate to the rear providing access to the block where a garage belonging to the house can be found. There is also a shed of timber construction to remain with the property located to the rear of the garden.

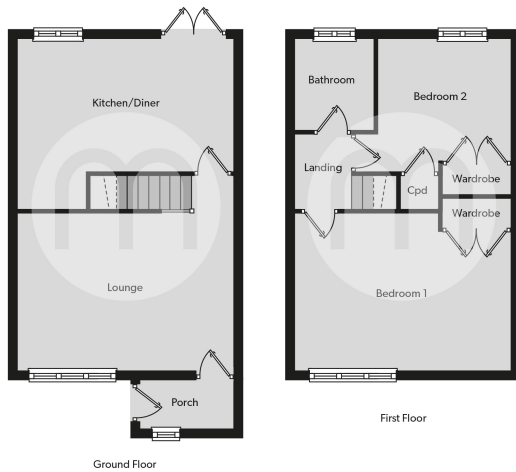
## Garage & Parking



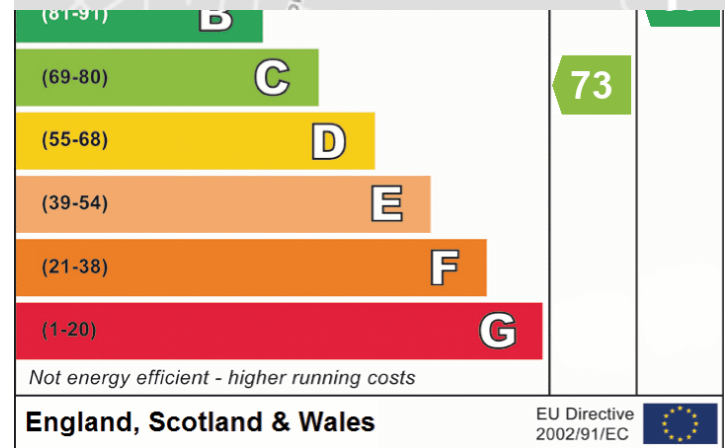
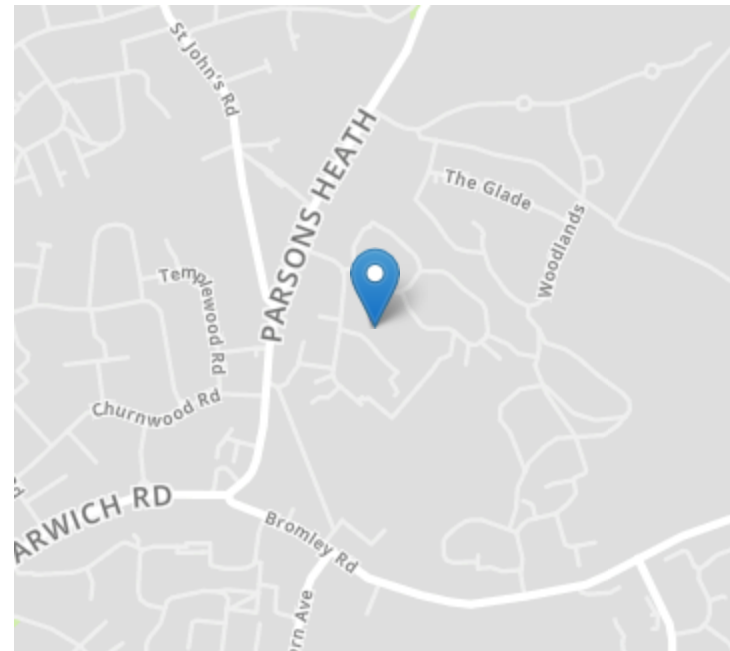
The property comes with the added benefit of a garage and this can be found in a block to the rear of the property. There is parking available in front of the garage for one car. There is also an additional space for one car directly in front of the house.

# 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.