



- Spacious Ground Floor Maisonette
- Two Double Bedrooms
- Built In Wardrobes To All Bedrooms
- Large Living Room With Fitted Blinds
- Neutral Fitted Kitchen & Storage Cupboard
- Utility Area
- Private Rear Garden
- Wet Room Bathroom
- Valiant Gas Combination Boiler

**64 Magnolia Drive, Colchester, Essex.
CO4 3LP.**

A fantastic first time buy or investment opportunity has arisen to purchase this spacious ground floor maisonette. This home provides a wealth of living and bedroom space throughout, featuring a large reception room with a feature wall-to-wall window and two large double bedrooms. Both bedrooms benefit from integrated wardrobes. The family bathroom has recently been changed to a spacious wet room and therefore is ideal for any individual with accessibility requirements & perfect for young children. There is a fitted kitchen with space for appliances and the property within recent years has had a 'Valiant' combination fitted & the property benefits from full double glazing.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, wood effect laminate flooring, storage cupboard, further doors to:

Utility/Storage Space

Wood effect laminate flooring, UPVC window to front aspect

Living Room



Wood effect laminate flooring, radiator x2, communication points, UPVC window to front aspect (fitted blinds to remain) further doors to:

Kitchen



Neutral fitted kitchen comprising of a range of fitted base and eye level units with work surfaces over, UPVC window to rear aspect, wall mounted gas 'Valiant' combination boiler, inset sink, drainer and tap over, inset four ring gas hob with extractor fan over, storage cupboard, inset spotlights, vinyl tiled flooring, tiled splash back

Master Bedroom



UPVC window to side aspect, radiator, built in wardrobe

Property Details.

Bedroom Two



UPVC window to side aspect, radiator, built in wardrobe

Wet Room



UPVC window to rear aspect, wet room comprising of wall mounted electric shower & supporting drainage, wall mounted wash hand basin

Separate W.C

W.C, UPVC window to side aspect, wood effect laminate flooring

Garden & Parking

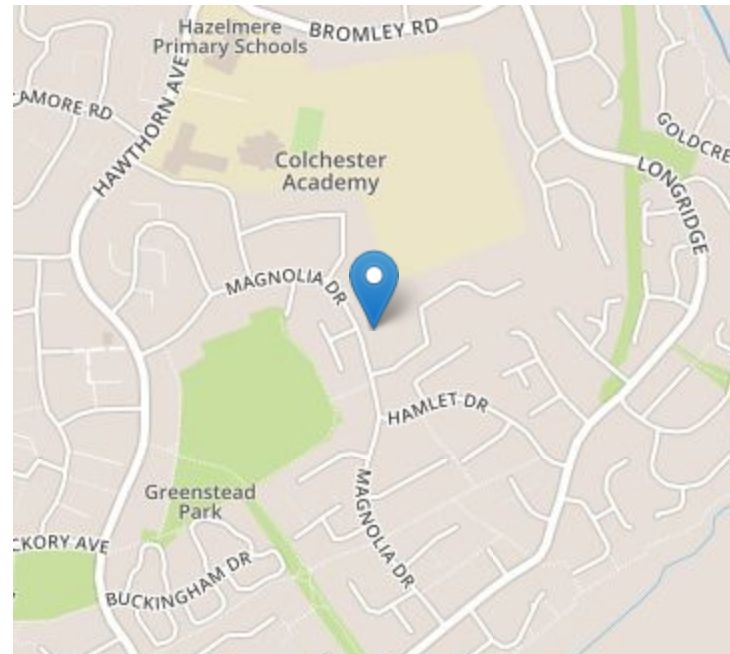


This property has the rare advantage of its very own private garden. The garden is predominantly laid to lawn & enclosed by panel fencing. There is a gate providing side access also. Parking can be found in a small courtyard to the side of the property.

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.