



- End Terrace Period Cottage
- Two Bedrooms
- Ground Floor Bathroom
- Off Road Parking
- Modern Fitted Kitchen
- Garage
- Open Plan Dining Room
- Lounge
- No Onward Chain

### 3 Ivy Cottages, Clacton Road, Thorrington, Colchester, Essex. CO7 8EY

A wonderful two bedroom charming cottage that has been tastefully modernised by the current owner. This spacious end terrace includes two double bedrooms, open plan generous kitchen diner with newly fitted kitchen, lounge, ground floor bathroom, garage and off road parking. Positioned in this sought after village location to the east of Colchester, benefiting from scenic walking routes. Early viewings highly advised to secure this chain free property.



# Property Details.

## Ground Floor

### Entrance Lobby

UPVC side door, storage cupboard, doors leading to:

### Ground Floor Bathroom

Double glazed obscure window to rear, part tiled walls, low level WC, panelled bath and wash hand basin.

### Kitchen



11' 11" x 9' 9" (3.63m x 2.97m) Double glazed obscure window to side, fitted modern white gloss kitchen including a range of wall and base units, laminate worktop, integrated oven, induction hob, over head fan, fridge/freezer, inset sink and dishwasher.

## Dining Room



12' 3" x 11' 11" (3.73m x 3.63m) Double glazed window to side, open plan, stairs to first floor, radiator, under stairs storage.

## Lounge



11' 11" x 112' 10" (3.63m x 34.39m) Double glazed window to front and side, radiator, chimney breast.

## First Floor

### Landing

Doors leading to:

# Property Details.

## Bedroom One



11' 11" x 11' 9" (3.63m x 3.58m) Double glazed window to front and side, radiator, loft access.

## Bedroom Two



11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to side, radiator.

## Outside

### Garage & Off Road Parking



Garage with up & over door, parking to front.

### Rear Garden

The south facing garden which is laid to lawn and retained by fencing.

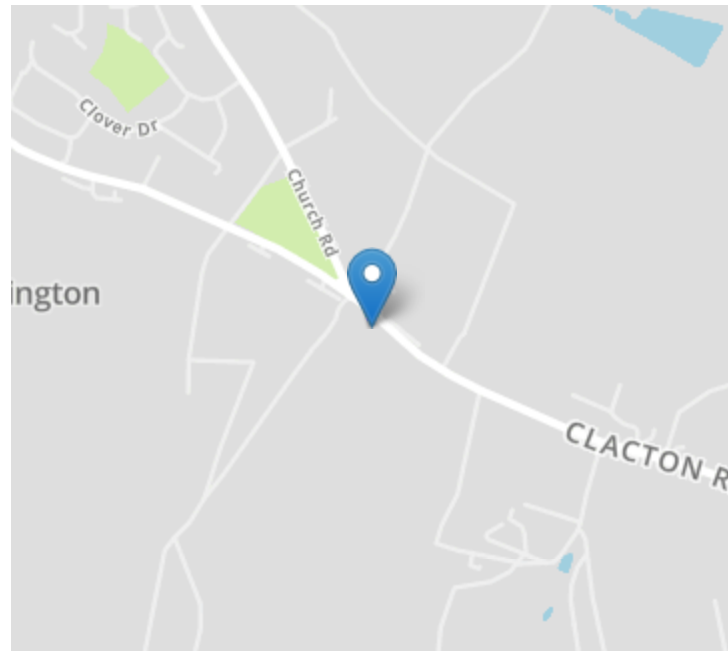
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 760 sq ft (70.4 sq m) approx.  
While every effort has been made to ensure the accuracy of the floorplans contained here, measurement of these, including, but not limited to, any other items are approximate and the responsibility to take for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only, prospective purchasers. The services supplied are for information only and do not constitute any guarantee, as to their availability or otherwise, and the plan.  
Mark with Morgan 02024

## 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.