



- Located Within The Popular District Of The Hythe
- Close To Essex University And Hythe Train Station
- Well Presented And Modern Throughout
- Conservatory With French Doors To Garden
- Landscaped Rear Garden With Two Sheds
- Off Road Parking

5 Capstan Place, Colchester, Essex. CO4 3GH.

Conveniently located within walking distance to Essex university and Colchester Hythe Train Station is this recently modernised two bedroom semi-detached house, offered in excellent condition throughout and ideal for a first time buyer or investor. Internally on the ground floor this great starter home offers a kitchen with fitted appliances and ample storage space, an 'L' shape lounge with TV points and access to the conservatory and a downstairs cloakroom. Two sizeable bedrooms and a contemporary bathroom suite fitted with an enclosed cistern WC, vanity unit and bath with shower over complete the first floor.



Property Details.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor, radiator.

Cloakroom

Low level WC, pedestal wash hand basin, chrome heated towel rail.

Kitchen



8' 9" x 7' 8" (2.67m x 2.34m) UPVC window to front, range of base and eye level units with work surface over, stainless steel sink unit with tap and drainer, space for fridge/freezer, space for a cooker, plumbing for washing machine and dish washer, tile splash backs.

Living Room



11' 8" x 11' 4" (3.56m x 3.45m) UPVC window to rear and French door to rear, TV and telephone points, radiator.

Conservatory



10' 8" x 8' 05" (3.25m x 2.57m) With brick base and UPVC to all aspects, French doors to side.

First Floor

Landing

Loft access.

Property Details.

Bedroom One



14' 7" x 9' 7" (4.45m x 2.92m) Two UPVC windows to front, built in wardrobes, radiator.

Bedroom Two



10' 6" x 8' 1" (3.20m x 2.46m) UPVC window to front, radiator.

Family Bathroom



Double glazed to rear aspect, Low level WC, wash hand basin, panel bath with shower over and mixer taps, chrome heated towel rail, part tiled walls.

Outside

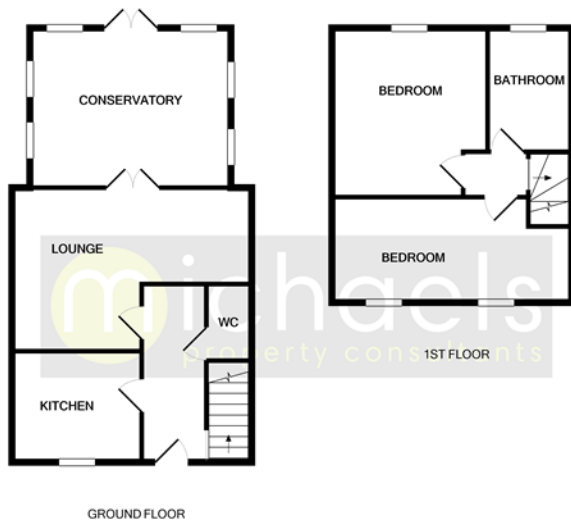
Rear Garden



A well proportioned landscaped rear garden enclosed by panel fencing with gated side access. The rear garden commences with a patio area which then leads to a lawn area. There is various flower bed borders and a shingle area with a pond and space for outdoor furniture. There is also the added benefit of two garden sheds ideal for storage.

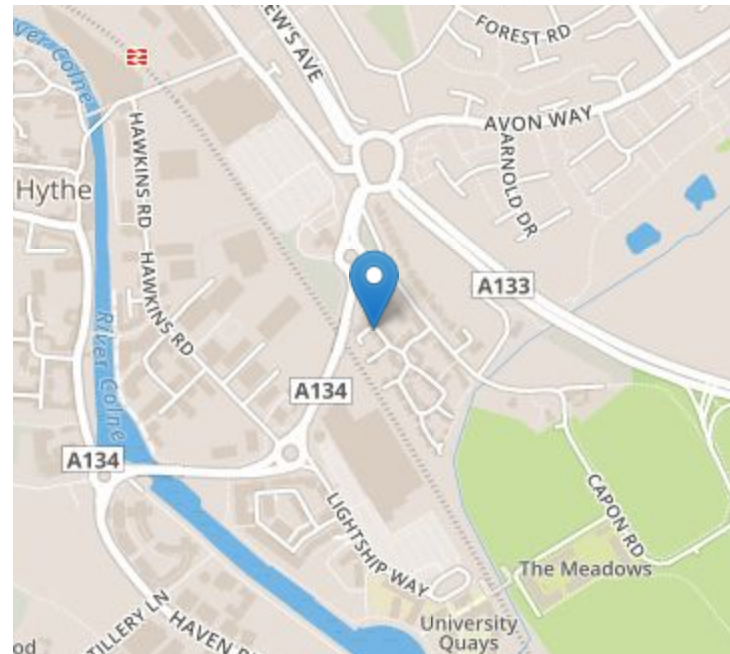
Property Details.

Floorplans

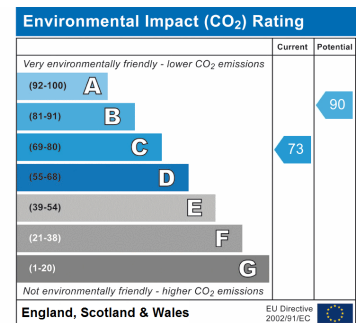
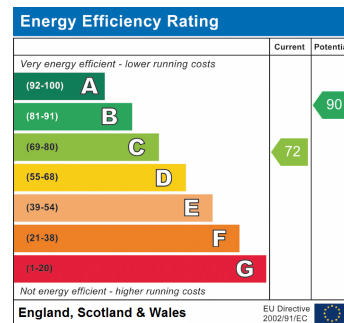


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



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