



- Three Bedroom Family Home
- Close To Colchester City's Centre
- Deceptively Spacious
- Downstairs Cloakroom
- Modern Kitchen With Integrated Appliances
- Large Living Room With Feature Wall
- Two Double Bedrooms & Sizeable Third Bedroom
- En-Suite & First Floor Family Bathroom
- Generous Private & Enclosed, Low Maintenance Garden
- Allocated Parking & Visitors Parking

## 4 Camlet Way, Colchester, Essex. CO2 7NS.

\*\* Guide Price £325,000 - £350,000 \*\* Situated in the heart of Colchester's city centre and a stones throw from all of its exciting amenities, transport links and surrounding green space, this wonderful three bedroom terraced family home is offered to the open market in first class order. Offering a deceptive amount of space throughout and boasting generous reception and bedroom accommodation, it presents itself as the ideal home for modern day family.



# Property Details.

## Ground Floor

### Hallway

Wood effect flooring throughout, radiator, stairs rising to first floor, door to:

### Cloakroom

6' 11" x 3' 4" (2.11m x 1.02m) low level W.C, vanity wash basin, half tiled wall, radiator.

### Kitchen



11' 2" x 9' 2" (3.40m x 2.79m) Range of matching base and eye level units, cupboards and work surfaces, spot lighting, UPVC window to front aspect, wood effect flooring, exposed brick feature wall, induction hob with electric fan assisted oven, integrated fridge/freezer, dishwasher and washing machine.

## Living Room/Dining Area



16' 7" x 15' 6" (5.05m x 4.72m) UPVC window and door to rear aspect, exposed brick feature wall, radiators, storage cupboard.

## First Floor

### Landing

Access to loft hatch, door to:

### Bedroom One



11' 5" x 9' 9" (3.48m x 2.97m) Floor to ceiling window to front aspect, radiator, built in wardrobes, door to:

# Property Details.

## En Suite



9' 9" x 4' 1" (2.97m x 1.24m) Obscured window to front aspect, heated towel rail, half tiled walls, low level w.c, vanity wash basin, shower cubicle.

## Bathroom



8' 1" x 6' 9" (2.46m x 2.06m) Low level W.C, vanity wash basin, tiled walls and flooring, radiator.

## Bedroom Two



11' 9" x 8' 11" (3.58m x 2.72m) Window to rear aspect, radiator.

## Outside, Garden & Parking

### Outside



Outside, a peaceful and private rear garden awaits, of which is landscaped with low maintenance in mind. The garden commences with a patio area, ideal for al-fresco dining and outdoor seating furniture. A side path leads to the rear of the garden, whilst boundaries are formed by close board panel fencing. The remainder of the garden is predominately laid with artificial lawn. A wall mounted outdoor light and outdoor tap is also available. There is an allocated parking space and further visitors parking is available with a visitors permit.

## Bedroom Three



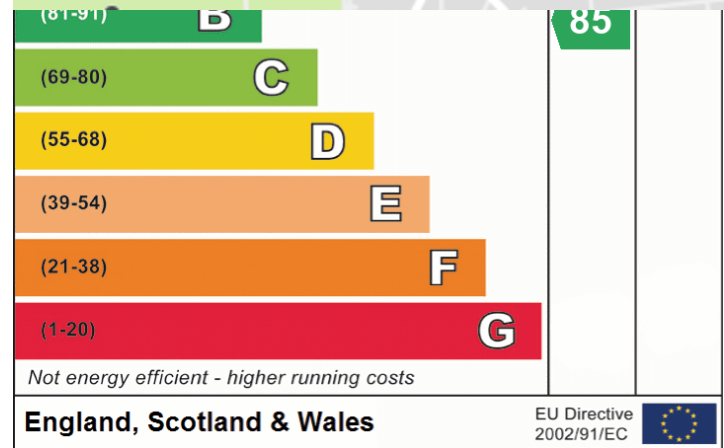
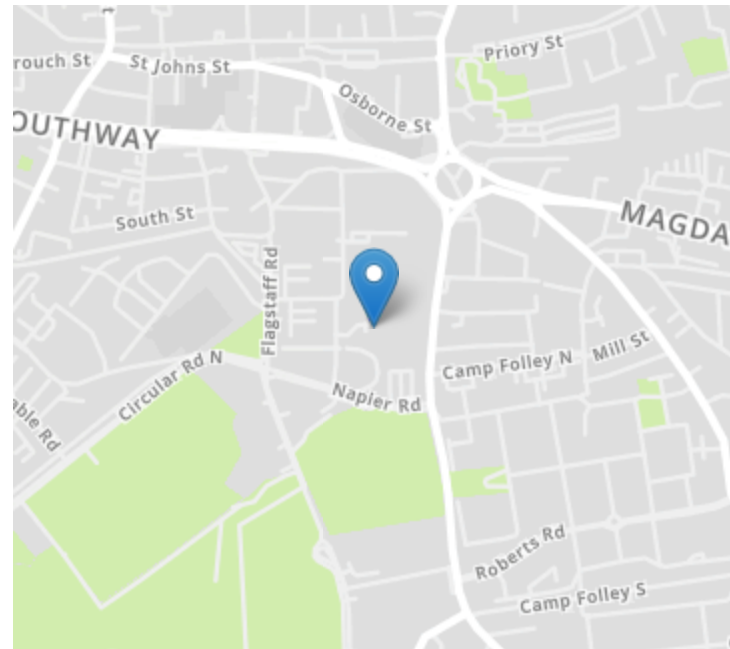
11' 9" x 6' 7" (3.58m x 2.01 m) Window to rear aspect, radiator.

# 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.