



- Popular South Colchester Position
- Ideal First Time Purchase Or Investment Opportunity
- No Chain
- Two Well Portioned Bedrooms
- Family Bathroom Suite
- Modern Kitchen
- Low Maintenance Garden
- Within Close Proximity Of Colchester's City Centre

42 Ilex Close, Colchester, Essex. CO2 9QD.

****Guide Price £220,000 - £230,000**** Situated to the south of Colchester lies this two-bedroom mid terrace house that presents an excellent opportunity for first-time buyers or those looking for a lucrative investment option. Situated in a convenient location with easy access to the city centre, this home offers a comfortable and inviting living space. Internally you are greeted into a spacious living room, followed by a modern kitchen and utility area. The first floor comprises of two well portioned bedrooms and a family bathroom suite. Outside the property consists of a convenient and low maintenance garden, mainly laid to lawn, surrounded by panel fencing with gated access to parking facilities.



Property Details.

Ground Floor

Living Room



14' 9" x 13' 9" (4.50m x 4.19m) UPVC window to front aspect, radiator, wood effect laminate flooring, stairs leading to first floor, door leading to:

Kitchen



10' 2" x 9' 3" (3.10m x 2.82m) Range of high gloss base and eye level units, electric induction hob, extractor fan over, electric fan assisted oven, UPVC window to rear aspect, open access into:

Utility Area

10' 2" x 4' 3" (3.10m x 1.30m) UPVC door leading to garden, wood effect laminate flooring, inset storage cupboards.

First Floor

Landing

Access to loft hatch, door leading to:

Bedroom One



14' 0" x 9' 2" (4.27m x 2.79m) UPVC window to rear aspect, built in wardrobe, radiator.

Bedroom Two



13' 5" x 8' 7" (4.09m x 2.62m) UPVC window to front aspect, radiator.

Property Details.

Bathroom



8' 4" x 4' 9" (2.54m x 1.45m) Panelled bath with shower over, low level W.C, radiator, vanity wash basin.

Outside



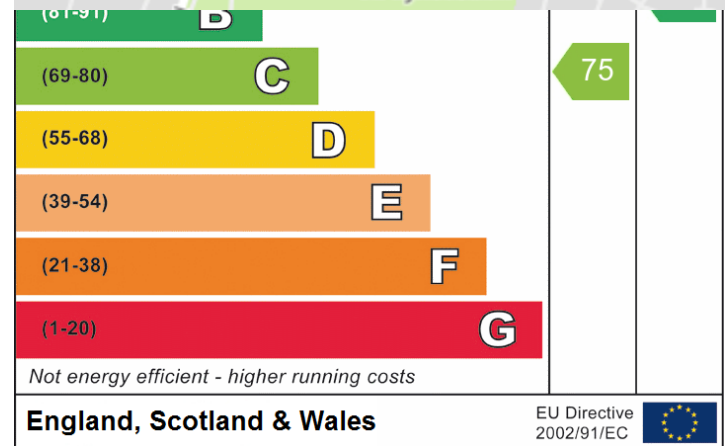
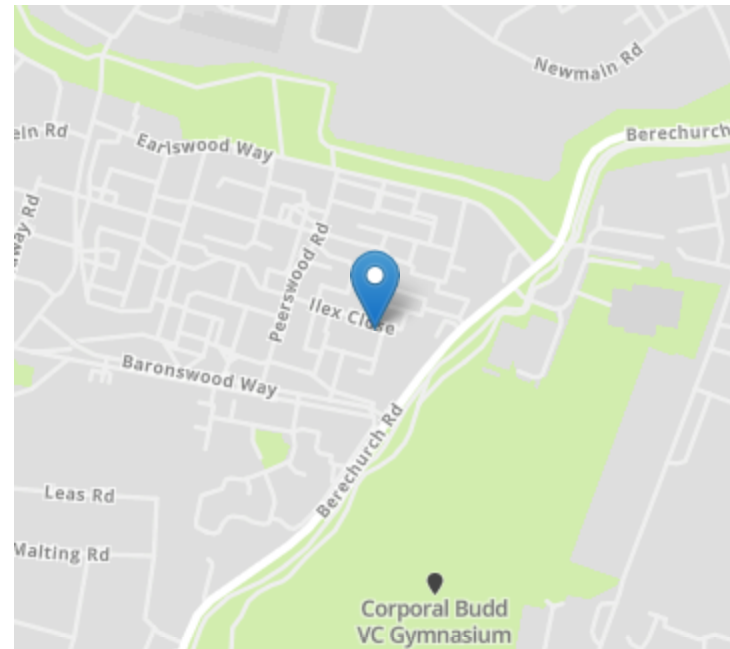
To the rear of the property provides a low maintenance rear garden, surrounded by panel fencing and mainly laid to lawn with further gated access to the rear, opening onto a parking area. To the front of the property provides a pleasant greener.

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.