



- Stunning Town House
- Three Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Ground Floor Cloak Room, En suite & Family Bathroom
- Beautifully Presented Rear Garden
- Two Allocated Parking Spaces
- Neutral Decor Throughout
- 3 Year NHBC remaining
- Must Be Viewed To Be Appreciated

**46 Roberts Road, Colchester, Essex.
CO2 7FW.**

A beautiful example of a three bedroom town house, situated within moments of Colchester's exciting Town Centre and Abbey Fields & in close proximity of Colchester's Town Centre Station, this property is ideal for the working professional also. Allowing for modern day living with its accommodation shared evenly across three floors, this home is ideal for the expanding family. Highlights of this home include a welcoming entrance hall, a spacious living/dining room with the benefit of a downstairs cloakroom, separate kitchen complete with integrated AEG & Electrolux appliances.



Property Details.

Ground Floor

Entrance Hall

Tiled flooring, storage cupboard, stairs rising to first floor, radiator.

Kitchen



10' 9" x 6' 6" (3.28m x 1.98m) Double glazed window to front aspect, a range of wall and base units over an area of roll edge work surface, inset stainless steel sink and drainer unit, four ring gas hob, double AEQ electric oven and grill with stainless steel extractor hood over, integrated fridge freezer, integrated dish washer, integrated Electrolux washer/dryer, tiled flooring, radiator.

Living/Dining Room



13' 5" x 15' 8" (4.09m x 4.78m) Double glazed window to rear aspect, French doors leading to the rear garden, T.V & phone points, LED strip lights, radiator.

Cloak Room

Low level WC, wash hand basin, radiator.

First Floor

Landing

Stairs rising to second floor, radiator.

Bedroom Two



13' 5" x 9' 8" (4.09m x 2.95m) Two double glazed windows to rear aspect, radiator.

Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps and shower over, partly tiled walls, radiator.

Property Details.

Bedroom Three



9' 3" x 13' 6" (2.82m x 4.11m) max measurements. Two double glazed windows to front aspect, radiator, built in ceiling twinkle lights.

Second Floor

Landing

Airing cupboard, door to master bedroom.

Bedroom One



14' 6" x 10' 8" (4.42m x 3.25m) Double glazed dormer window to front aspect, radiator, door to en suite.

En suite



Velux window to rear aspect, low level WC, wash hand basin, fully tiled shower cubical, part tiled walls, radiator.

Garden



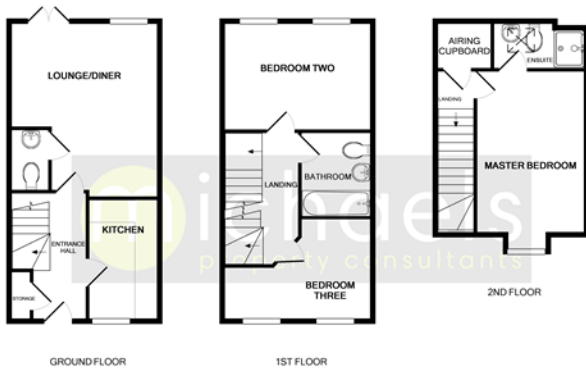
The south facing rear garden comprises of a paved patio, inset fish pond, beautifully landscaped lawn, raised decking area with porcelain tiles, out door lights and power points, garden tap, purpose built shed with power and light connected, gate leading to the parking area with two allocated bays, fully enclosed by panel fencing.

Communal Fee

There is a communal fee of approx. £11 per calendar month payable to Remus LTD.

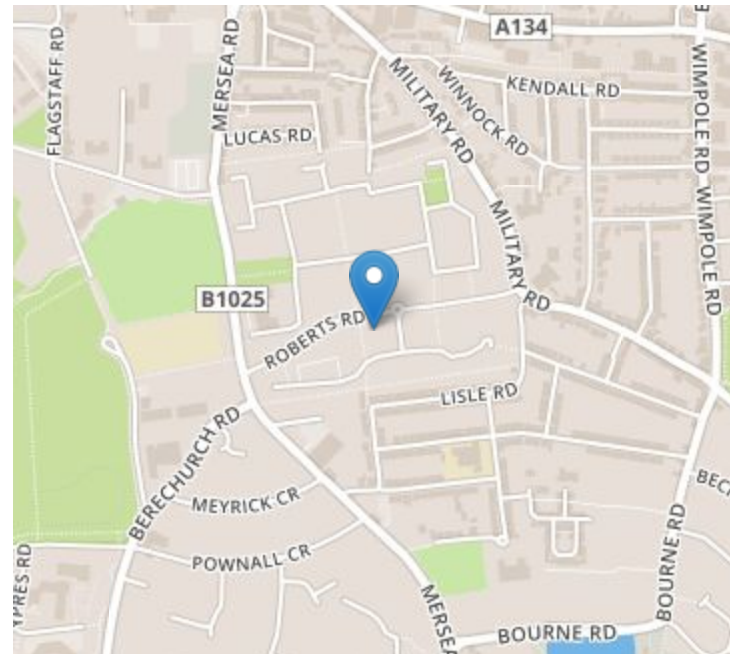
Property Details.

Floorplans

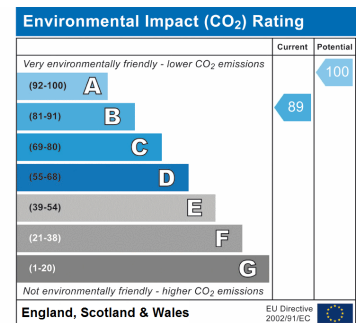
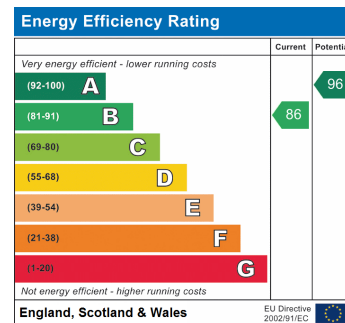


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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