



- Excellent Start Home
- Two Bedrooms
- Well Presented Throughout
- Contemporary Kitchen And Bathroom
- Tastefully Decorated Throughout
- Lounge/Diner
- Communal Gardens
- Allocated Parking Space

26 Tollgate Court, Stanway, Colchester, Essex. CO3 0RE.

A superb opportunity to purchase this excellent starter home or investment purchase, located to the west of Colchester in the highly sought after Stanway with brilliant access to the Colchester Town Centre, A12 and Tollgate Retail Park offering a range of amenities. Presented to the market in excellent condition and having been tastefully decorated by the current owners this property is offered on a chain free basis. Internally the property comprises of an open plan living/dining area, modern kitchen, two bedrooms and a first floor bathroom suite. Outside, the property also comes with communal grounds and gardens with an allocated parking space.



Property Details.

Ground Floor

Open Plan Lounge/Diner



19' 3" x 9' 7" (5.87m x 2.92m) Under stairs space, stairs to first floor, double glazed window to front, TV point, electric storage heater.

Kitchen



10' 3" x 5' 2" (3.12m x 1.57m) Fitted kitchen comprising; single drainer sink unit with mixer tap, work surfacing, base and eye level units, built-in oven, hob and extractor fan, double glazed window to front, low voltage lighting.

First Floor

Landing

Loft access, airing cupboard, doors to:

Bedroom One



13' 2" x 9' 2" (4.01m x 2.79m) Double glazed window to front, electric heater.

Bedroom Two



7' 11" x 5' 3" (2.41m x 1.6m) Double glazed window to front, electric heater.

Property Details.

Bathroom



Fitted suite comprising; shaped panel enclosed bath with shower, pedestal wash basin and low level WC, electric radiator.

Outside



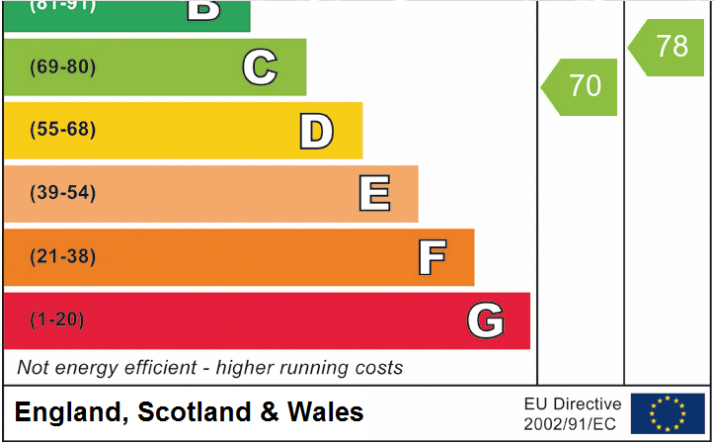
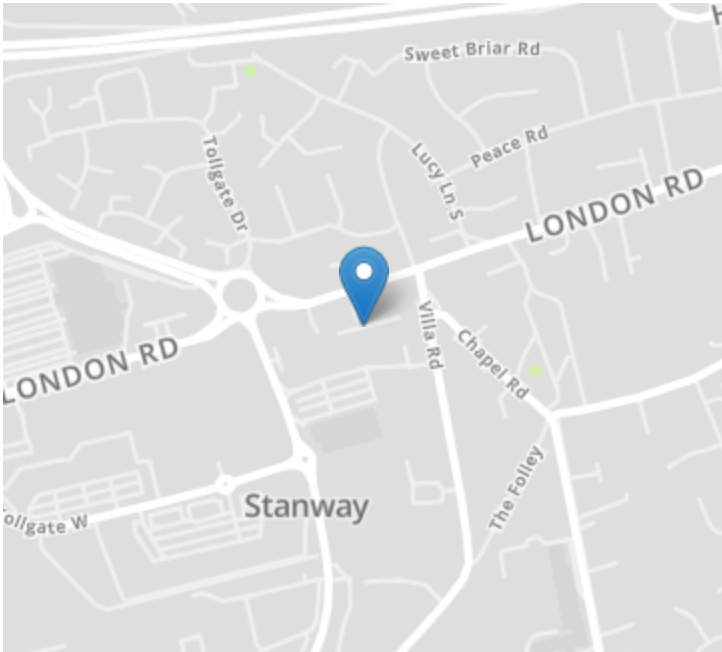
The property comes communal gardens, storage and one allocated parking space. (No. 26)

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.