



- 2 double bedroom End Terrace home
- Gated Car Port parking
- Enclosed rear garden
- Sunny private Roof Terrace
- Modern and well presented throughout
- Solar Panels providing cheap electricity bills
- Superb access to A12, North Station and Colchester Hospital
- Excellent school catchment
- Ideal First Time Buy

## 6 Fortius Mews, Colchester, Essex. CO4 5YU.

This beautifully presented two-bedroom end of terrace home is new to the market and perfect for First Time Buyers. Situated in the desirable area of North Colchester, offering superb access to the new Northern Gateway with its extensive leisure facilities, the property is ideally located for commuters, with the A12 and North Station, providing links to London in under an hour, and Colchester Hospital all within close proximity.



# Property Details.

## Ground Floor

### Entrance Hall

### Downstairs WC

2' 9" x 6' 4" (0.84m x 1.93m)

### Living Room



13' 11" x 19' 0" (4.24m x 5.79m)

### Kitchen



5' 5" x 10' 3" (1.65m x 3.12m)

## First Floor

### Landing

Giving access to all rooms plus roof terrace

## Roof Terrace



## Bedroom 1



8' 6" x 13' 10" (2.59m x 4.22m) With built in Wardrobe

# Property Details.

## Bedroom 2



8' 5" x 10' 3" (2.57m x 3.12m)

## Bathroom



6' 3" x 8' 5" (1.91m x 2.57m)

## Outside

### Rear Garden

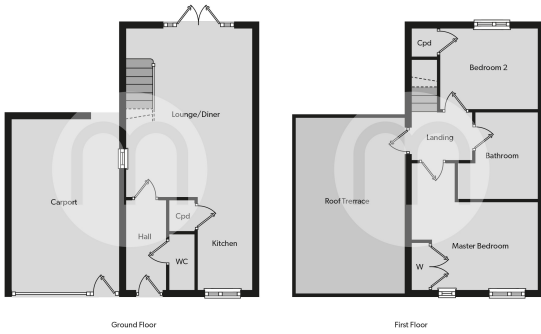


Fully enclosed with access from Rear of property.  
Lawn and patio area, garden shed to remain.  
Access rto car port

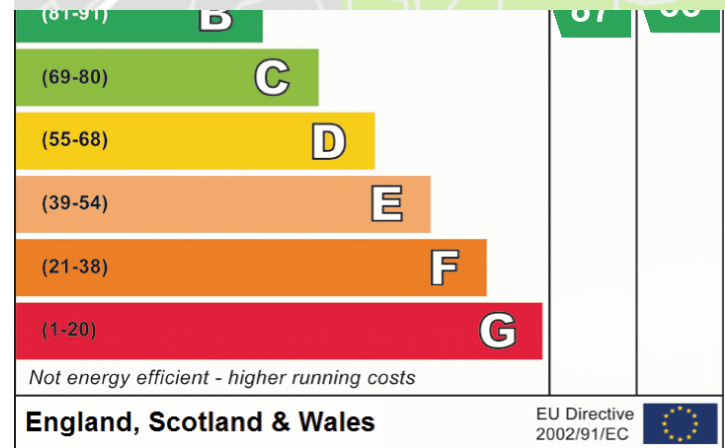
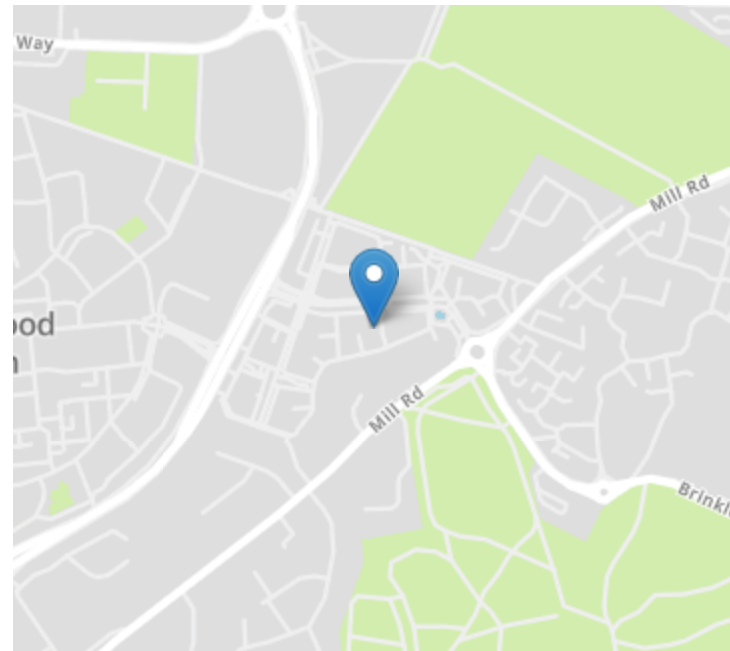
### Gated Car Port

# 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.