



- An Excellent First Time Buy
- Beautifully Presented Throughout
- Upgraded And Approved By The Current Owners
- 8 Years NHBC Remaining
- Modern Kitchen/Diner
- Landscaped Rear Garden
- Off Road Parking For Two Cars
- Excellent Access to A12 And Colchester North Station

## 20 Birchwood Drive, Colchester, Essex. CO4 6AW.

Offered to the market in pristine condition is this stunning example of a fantastic first time buy, a two double bedroom end of terrace home. Located to the North of Colchester with great access to the A12 and Colchesters North Station with links to London Liverpool Street. A real turn key home this beautiful property is ready for any prospective purchaser to move into straight away and enjoy. The internal accommodation consists of an entrance hall, a good sized living room, an open plan modern fitted kitchen/dining room, utility room and cloakroom on the ground floor. Whilst two double bedrooms, an en-suite shower room and family bathroom complete the first floor.



# Property Details.

## Ground Floor

### Entrance Hall

With radiator, laminate flooring, stairs rising to the first floor landing, doors leading to:

### Lounge



14' 07" x 10' 04" (4.45m x 3.15m) With double glazed window to front, radiator, storage cupboard.

### Kitchen/Diner



10' 04" x 10' 04" (3.15m x 3.15m) With double glazed windows and French doors leading out onto the rear garden, a range of modern wall and base level units, sink and drainer with mixer tap over, integrated fridge/freezer and dishwasher, integrated oven and hob with extractor over, radiator, part tiled walls, tiled flooring, spotlights.

### WC

5' 05" x 3' 02" (1.65m x 0.97m) With low level WC, wash hand basin, extractor, radiator, tiled flooring.

### Utility Area

With space for washing machine, tiled flooring.

## First Floor

### Landing

With loft access, doors leading to:

### Bedroom One



11' 0" x 9' 10" (3.35m x 3.00m) With double glazed window to front, radiator.

# Property Details.

## En-Suite



Double glazed window to rear, low level WC, wash hand basin, shower cubicle, extractor, heated towel rail, part tiled walls, tiled flooring, spotlights.

## Family Bathroom



Double glazed window to side, low level WC, wash hand basin, bath with shower over, heated towel rail, tiled flooring, part tiled walls, spotlights.

## Bedroom Two



13' 10" x 8' 01" (4.22m x 2.46m) Double glazed window to front, built in wardrobe, radiator

## Outside

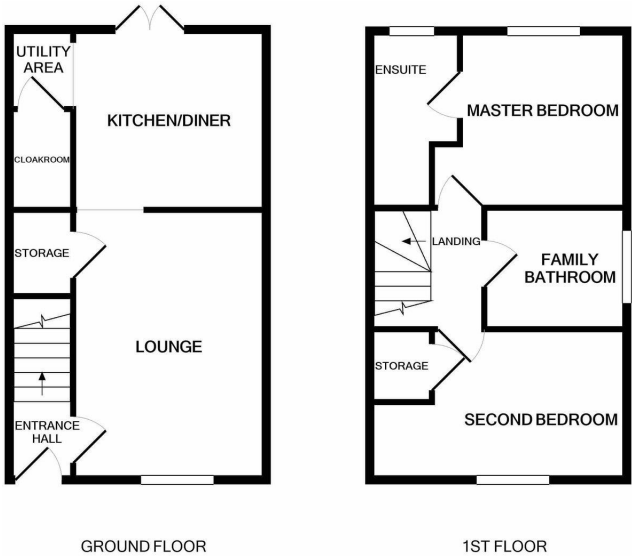
### Rear Garden & Outside



Outside, the owners have upgraded the rear garden and it now offers a fantastic space for outdoor dining, whilst also being south facing. Adjacent to the property is two off road parking spaces.

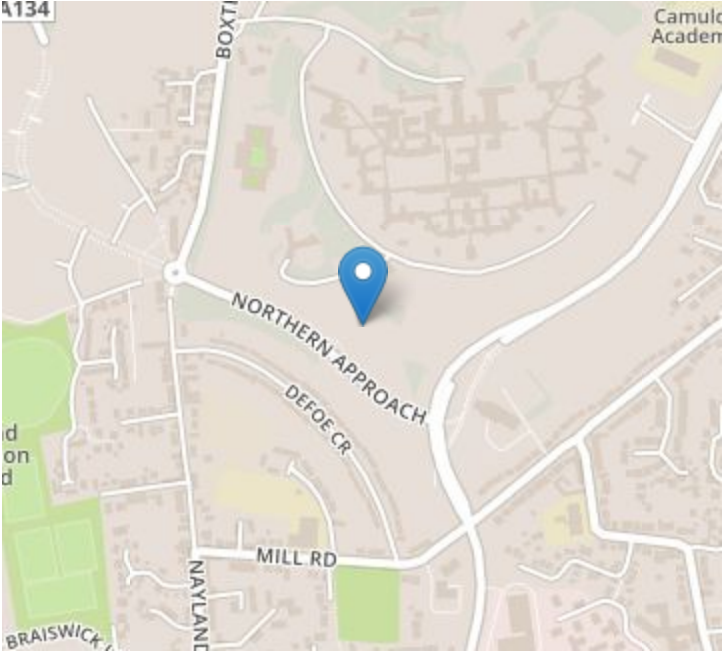
# Property Details.

## Floorplans

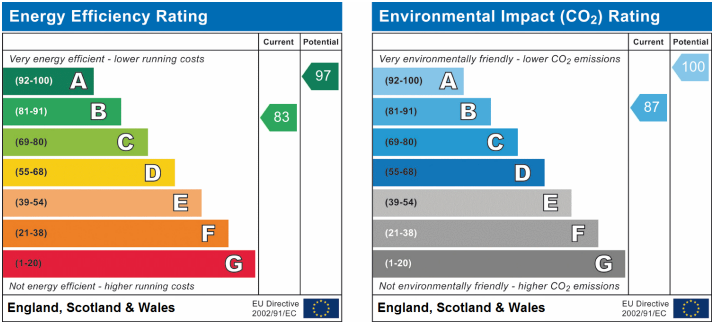


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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.