



- Excellent Two Bedroom Semi-Detached Family Home
- No Onward Chain!
- West Colchester Position - Stanway Location
- Downstairs Cloakroom
- Open Plan Kitchen/Dining/Living Room
- Two Double Bedrooms
- First Floor Tiled Bathroom Suite
- Private & Enclosed Rear Garden
- Off Road Parking On A Private Driveway For Two Vehicles

## 51 Penguin Parade, Stanway, Colchester, Essex. CO3 8BU.

Michaels Property Consultants are pleased to offer to the open market this two bedroom semi-detached home situated favourably to the West of Colchester, in the ever-popular district of Stanway. Within easy reach of Stane and Tollgate Retail Park, it provides an array of useful amenities, stores and restaurants within walking distance. It is also well served by a frequent bus network to Colchester's city centre, mainline station and Marks Tey train station, with both stations offering direct links to London Liverpool Street within the hour. There is also a selection of both primary and secondary schooling close by. Highlights include; an entrance hall with downstairs cloakroom, open plan kitchen/dining/living space, two double bedrooms and a first floor family bathroom. The property also comes complete with a large and private enclosed rear garden and a off road parking on a private driveway to the side in tandem style.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, radiator, W.C., wash hand basin, tiled floor

### Ground Floor Cloakroom

Tiled floor, W.C., wash hand basin, radiator

### Kitchen/Living/Dining Room



7.76m x 3.89m (25' 6" x 12' 9") Window to front aspect, patio doors to rear aspect (leading to rear garden), stairs rising to first floor, x2 radiators,

Modern fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, inset sink, drainer and tap over, breakfast bar with space for stalls under, inset oven and grill, inset hob with extractor fan over, drawers under, space and plumbing for appliances

## First Floor

### Landing

Stairs to ground floor, doors and access to:

### First Floor Bathroom



Tiled walls, panel bath, W.C., pedestal wash hand basin, radiator, tiled floor, extractor fan

### Master Bedroom



12' 6" x 13' 1" (3.81m x 3.99m) Window to rear aspect, radiator, space for wardrobes, over stairs cupboard

# Property Details.

## Bedroom Two



7' 9" x 12' 9" (2.36m x 3.89m) Window to front aspect, radiator

## Outside, Garden & Parking



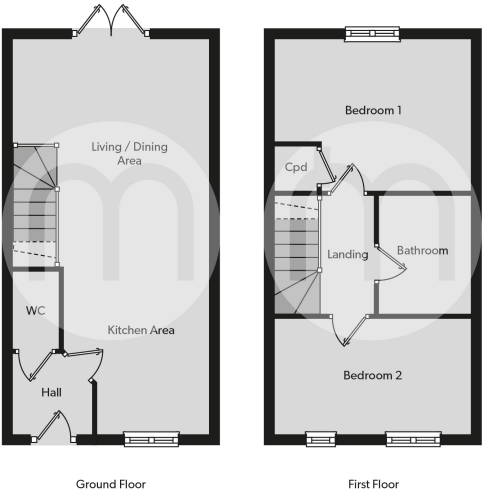
Outside, the property boasts a generous rear garden of which is predominately laid to lawn and enclosed by panel fencing. Secure gated side access leads to a private driveway offering off road parking in tandem style, with further parking is accessible on road for both residents and visitors alike.

## Additional Information

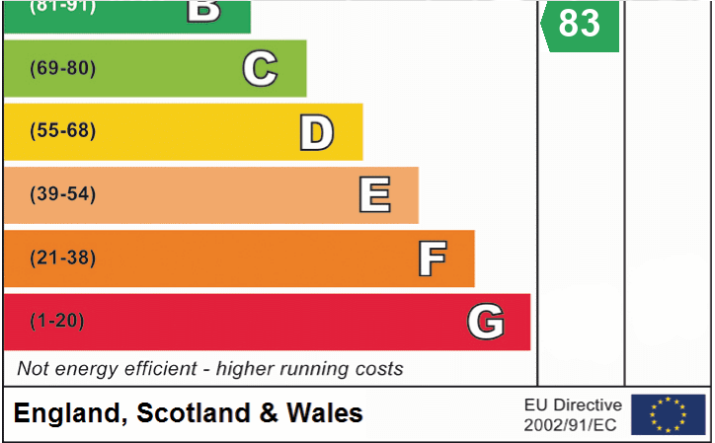
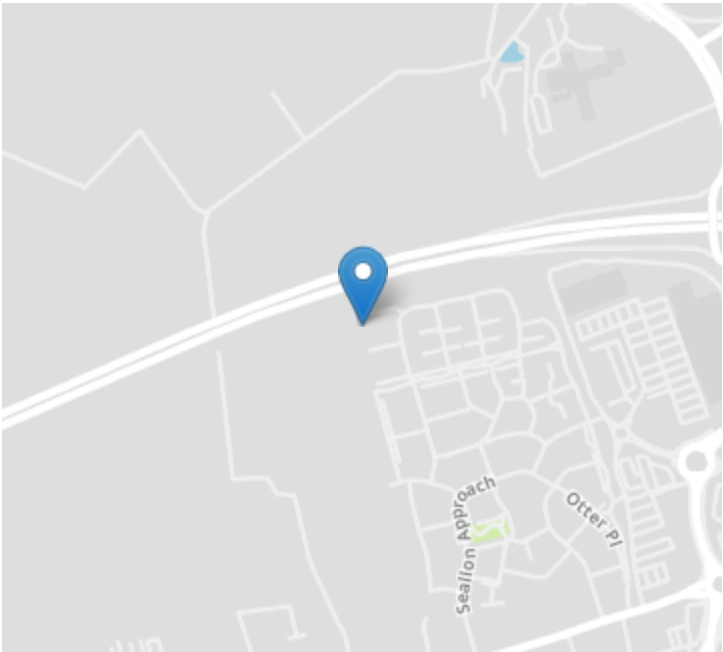
Please be advised an annual estate charge is payable that contributes to the upkeep of the immediate development and its services. We advise all interested parties to confirm this information provided with their legal representative at an early stage of their conveyance to prevent any discrepancy.

# 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.