



- Sought After Location
- Two double bedrooms
- Cloak Room and Family Bathroom
- Modern Kitchen
- Generous Living Room
- South Facing Garden
- Two allocated parking spaces
- Hamilton Primary School Catchment

11 Hampton Court Close, Colchester, Essex. CO2 7HY.

This beautifully presented two bedroom terrace house is located within walking distance to Colchester Town centre, and sits within the very favourable Hamilton Primary School catchment. The property comprises of sizeable entrance hall, modern fitted kitchen, ground floor cloak room, generous living room with patio doors leading to south facing rear garden. The first floor boasts two double bedrooms and well presented family bathroom. The stunning garden offers a patio area with the rest laid to lawn and garden shed to remain. There are two allocated parking spaces to the rear. To truly appreciated this lovely property internal inspection is essential.



Property Details.

Entrance Hall

Stairs rising to first floor, tiled floor, opening to the kitchen and doors leading to;

Cloak Room

Obscure double glazed window to front aspect, low level WC, wash hand basin, radiator.

Kitchen



10' 7" x 5' 4" (3.23m x 1.63m) Double glazed window to front aspect, a range of wall and base units over an area of roll top work surface, inset stainless steel sink and drainer, electric oven with four ring gas hob and cooker hood above, space for fridge freezer, plumbing for a washing machine, wall mounted boiler, tiled flooring.

Living Room



12' 4" x 14' 4" (3.76m x 4.37m) Double glazed patio doors leading to the rear garden, generous storage cupboard, T.V and phone points, wood effect flooring.

First Floor

Landing

Loft access, doors leading to;

Bedroom One



12' 10" x 8' 11" (3.91m x 2.72m) Two double glazed windows to front aspect, wood effect flooring, over stairs cupboard, radiator.

Property Details.

Bedroom Two

11' 4" x 8' 7" (3.45m x 2.62m) Two double glazed windows to rear aspect, radiator.

Family Bathroom



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

Outside and Parking

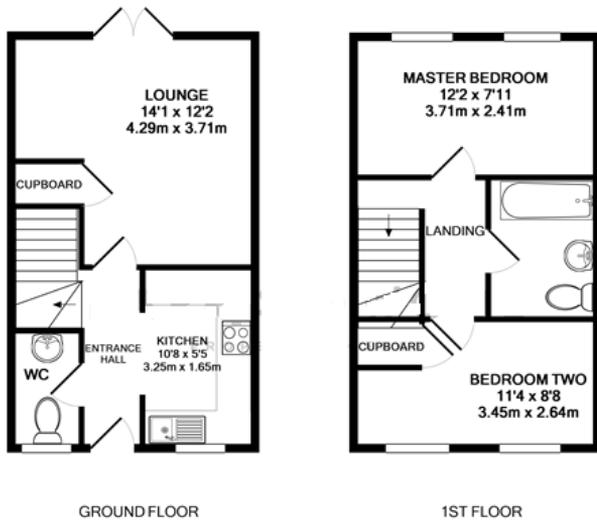


To the rear the south facing garden offers a patio area with the remainder predominately laid to lawn, purpose built shed to remain, enclosed by panel fencing, gate to rear.

The property has two allocated parking spaces and there is ample visitors parking.

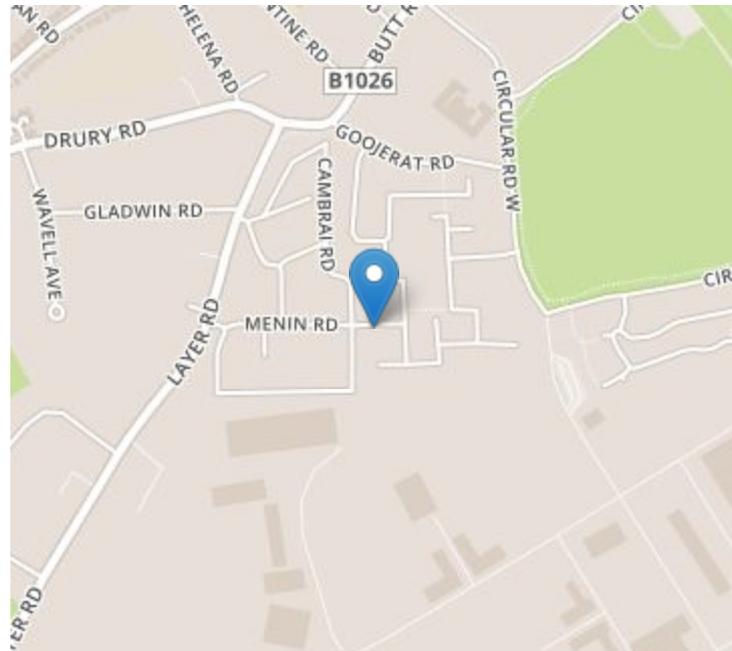
Property Details.

Floorplans

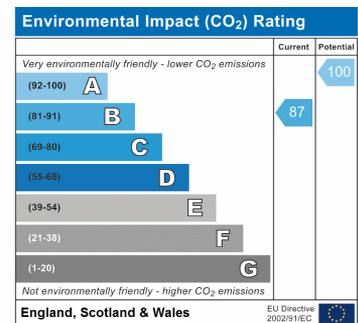
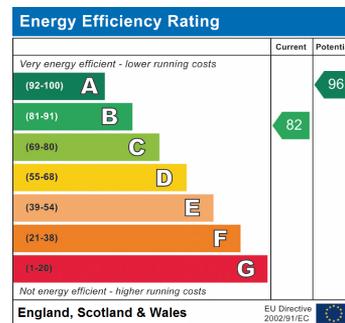


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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