



3 Llama close, Colchester. CO3 8DS

£270,000 - £280,000 £270,000
Freehold

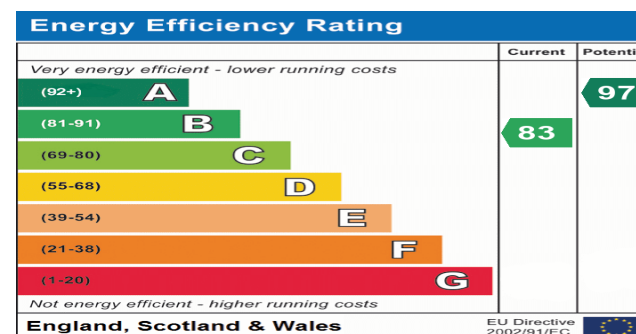
PROPERTY DESCRIPTION

GUIDE PRICE OF £270,000 TO £280,000Find this two bedroom home offering modern living on a desirable family orientated development in Stanway. Location is excellent with the property being only a short walk to Tollgate which offers a vast array of shops, restaurants and other amenities. The property also boasts being within close proximity to Stanway School and offers easy access to both Marks Tey train station, with its direct links to London Liverpool Street and the A12/A120.

The accommodation comprises of; entrance hall with access to a downstairs cloakroom, a door gives access to the open plan lounge/diner and kitchen. The kitchen area is complete with eye and base units, work tops, space and plumbing for utilities and breakfast bar. The lounge area is a room of ample space with stairs rising to the first floor and French doors leading to the rear garden.

To the first floor, the landing gives access to the principal bedroom with double glazed window to rear, alcove for wardrobe, airing cupboard and radiator. The second bedroom benefits from two windows allowing for plenty of natural light in, both room are of excellent size and completing the accommodation is the modern fitted family bathroom.

Outside; The landscaped rear garden comprises of large decked area an area laid to lawn and is completely enclosed by wooden panel fencing and brick wall. Outside there is allocated parking.



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Cloakroom

Open plan Lounge/Kitchen/Diner

7.53m x 3.87m (24' 8" x 12' 8")

FIRST FLOOR

Landing

Principal Bedroom

3.87m x 3.04m (12' 8" x 10' 0")

Second Bedroom

3.86m x 2.12m (12' 8" x 6' 11")

Family Bathroom

2.18m x 1.82m (7' 2" x 6' 0")

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Knight West Limited nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Agents Note

Council Tax Band: C

The vendor has advised an estate charge is applicable, however they have not had a bill as of yet - an estimated cost of £260 per annum has been quoted.

