



- Two Bedroom End Of Terrace Home
- Ideal First Time Buy
- Fitted Kitchen With Integrated Appliances
- Large Living Room
- Conservatory/Dining Area
- Two Bedrooms
- First Floor Bathroom Suite
- Generous & Private Enclosed Rear Garden
- Garage & Communal Parking Area

## 16 Haddon Park, Colchester, Colchester, Essex. CO1 2GX.

An excellent example of a two bedroom end of terrace property, tucked away in a peaceful position and offering a deceptive amount of space throughout. Presenting itself as the ideal first time purchase, this well-presented home is situated conveniently within easy reach of Colchester's Hythe Station (offering links to London Liverpool Street Station), Colchester's vibrant and historic city centre, an array of useful amenities and shops, as well as the University of Essex.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to side aspect, access to:

### Kitchen



8' 5" x 7' 10" (2.57m x 2.39m) Window to front aspect, a range of base and eye level units with work surfaces over, integrated fridge/freezer, dishwasher, oven and grill, hob and extractor fan over, sink, drainer and chrome mixer tap over, tiled splashback, tiled floor

### Living Room



15' 5" x 11' 9" (4.70m x 3.58m) Stairs to first floor, under-stairs storage, window to rear aspect, radiator, access and door to:

## Conservatory



10' 5" x 9' 0" (3.17m x 2.74m) Windows to side and rear aspect, door to side aspect

## Landing

Access to:

## Master Bedroom



12' 0" x 11' 9" (3.66m x 3.58m) Window to front aspect, radiator

# Property Details.

## Bedroom Two



12' 2" x 5' 8" (3.71m x 1.73m) Window to side aspect, radiator

## Bathroom



Vanity basin, W.C., panel bath with screen and shower over, window to rear aspect

## Outside, Garden Garage & Parking



Outside, any prospective new home will enjoy a spacious rear garden, predominately laid to lawn and also featuring a large patio area that offers itself as the ideal place for outdoor seating furniture and al-fresco dining. Secure gated side access leads to a front communal parking area, with the added luxury of a single garage.

## Additional Information

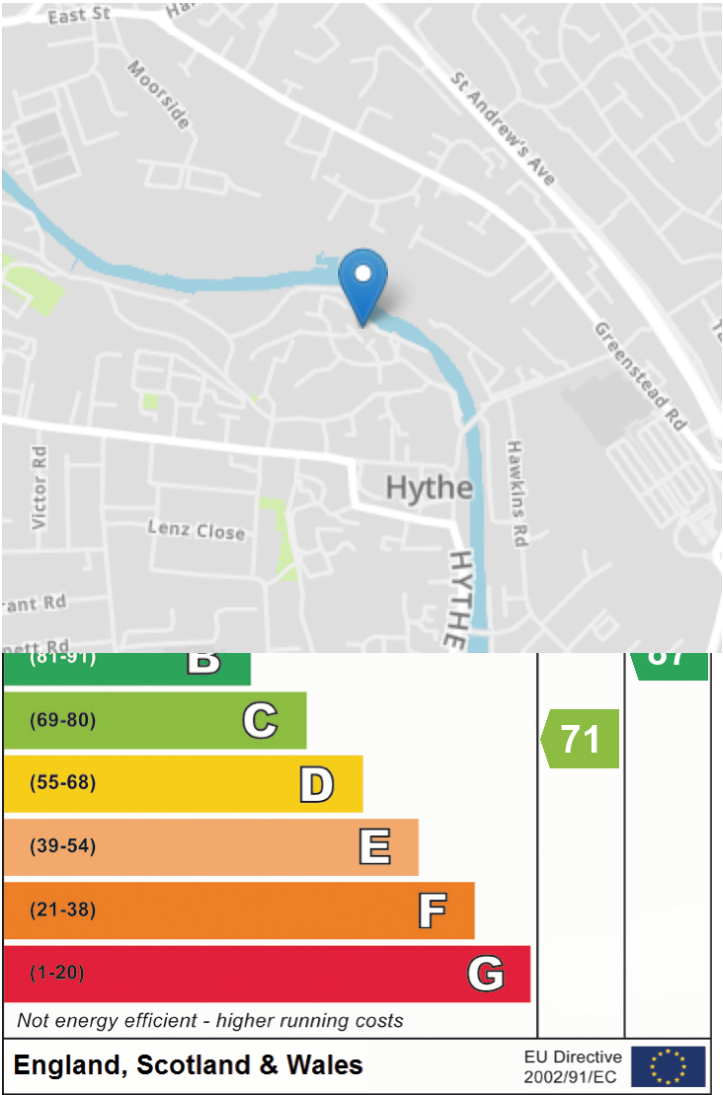
Please be advised the EPC will be available shortly.

# 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.