



- Guide Price £170,000 - £180,000
- Offered On A Chain Free Basis
- Two Double Bedroom Coach House
- Fabulous Open Plan Kitchen/Dining & Living Space
- Modern Bathroom Suite
- Located To The South Of Colchester
- Good Sized Garage With large Storage Cupboard
- Close To A12 & Amenities

**35 William Harris Way, Colchester, Essex.  
CO2 8WJ.**

\*Guide Price £170,000 - £180,000\* Offered on a chain free basis is this spacious two double bedroom coach house forming part of this popular modern development to the south of Colchester, within close proximity to the A12 and the area's great local amenities. This fabulous property is presented in excellent decorative order and enjoys an array of bright and exceptionally spacious accommodation throughout. Highlights include two double bedrooms, an excellent open plan kitchen/lounge/dining area and a modern bathroom suite. Additionally, the property features allocated parking, a generous garage with a large storage cupboard and the unusual benefit of gas central heating.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor.

### Landing



With loft access, airing cupboard and doors to;

## First Floor

### Open Plan Kitchen/Living/Dining Space



17' 7" x 13' 5" (5.36m x 4.09m) With double glazed window to front and rear, radiator, TV and telephone point, spotlights space for dining table.

Kitchen Area: a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven, four ring gas hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, karndeal flooring.

# Property Details.

## Bedroom One



11' 9" x 9' 5" (3.58m x 2.87m) With double glazed window to front, radiator, built in wardrobes.

## Bathroom



With obscure double glazed window to rear, close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls, radiator, karndean floor.

## Garage



With up and over door to front, a large storage cupboard and power and light connected.

## Lease Information

We have been advised by our vendors that the lease was a term of 150 years from new when purchased in 2007. The ground rent is payable at £202.00p per annum and the maintenance payable at £590.52 per annum. We do however, advise that any interest parties check this information with their legal advisor at the early stages of their conveyance.

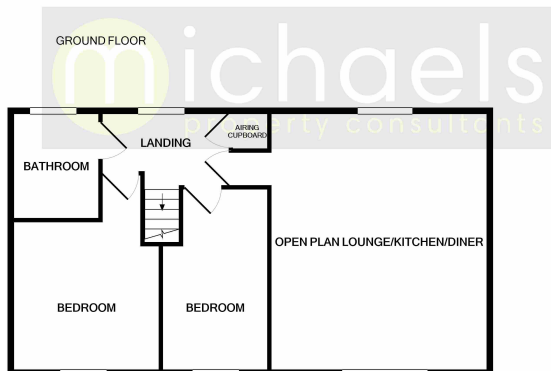
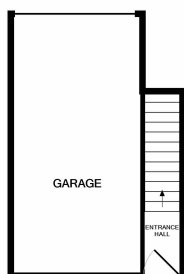
## Agents Notes

Please be advised that the property currently has a tenant in situ until 4th March 2021. The property will be offered with vacant possession. The photos on our advertisement are before the current tenants tenancy.

# Property Details.

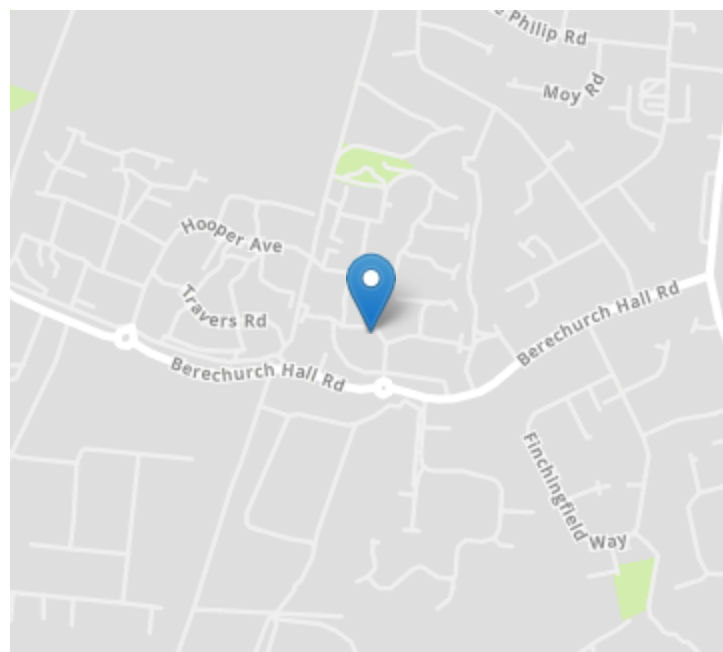
## Floorplans

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 purpose 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.