



- Prime North Colchester Position & Close To Colchester's Northern Gateway
- Modern Two Bedroom Semi-Detached House
- Modern Kitchen With Integrated Appliances
- Ground Floor W.C
- Large Reception Room With Patio Doors To Rear Garden
- Two Double Bedrooms
- En-Suite Shower Room To Master Bedroom
- First Floor Tiled Bathroom Suite
- Generous Private & Enclosed Rear Garden
- Off Road Parking For Two/Three Vehicles In Tandem Style

## 25 Memorial Way, Colchester, Essex. CO4 9AU.

**\*\*Guide Price £280,000 - £290,000\*\*** Situated in a favourable North Colchester position, along a peaceful street in a family orientated neighbourhood, sits this deceptively spacious two bedroom semi-detached home. Ideal for any individual, couple or small family, it is within easy access of Colchester's eagerly anticipated Northern Gateway, soon to be home to; a state of the art cinema, premium health club, a diverse range of restaurants and leisure facilities. It is also within close proximity of the recently rated 'Outstanding' by Ofsted secondary school, The Gilbert and within walking distance to a range of primary schools also. This home is well-connected to the Ipswich/London corridor via the A12 and a short car journey to Colchester's North Station, with direct trains to London Liverpool Street under the hour now available.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, wood effect flooring, radiator, stairs rising to first floor, doors and access to:

### Cloakroom

Window to front aspect, radiator, wall mounted wash hand basin, W.C, tiled splash back

### Reception Room



4.88m x 4.17m (16' 0" x 13' 8") Window to rear aspect, patio doors to rear aspect (leading to rear garden), radiator, communication points, under-stairs cupboard

## Kitchen



1.95m x 3.22m (6' 5" x 10' 7") A modern fitted kitchen comprising of; a range of base and eye level units with work surfaces over, inset gas hob with extractor fan over, inset electric fan assisted oven and grill, inset fridge/freezer, space for washing machine, inset dishwasher, stainless steel sink, drainer and tap over, window to front aspect, wall mounted & concealed gas boiler

## First Floor

### First Floor Landing

Stairs to ground floor, loft access, doors and access to:

### Master Bedroom



3.1m x 2.6m (10' 2" x 8' 6") Window to front aspect, radiator, door to:

# Property Details.

## En-Suite Shower Room



Window to front aspect, wall mounted wash basin, shower cubicle with tiled wall finish, W.C, radiator

## Bedroom Two



3.58m x 2.44m (11' 9" x 8' 0") Window to rear aspect, built in mirror front wardrobes, radiator

## Family Bathroom



First floor family bathroom suite formed of; panel bath with shower over and glass screen, wash hand basin, W.C, radiator

## Outside, Garden & Parking



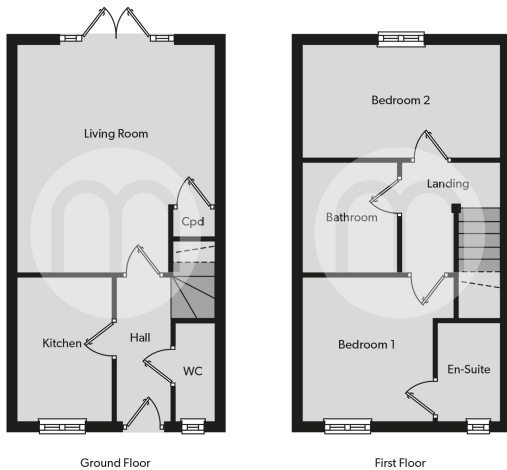
Outside, the property boasts a generous enclosed rear garden, commencing with a large patio area and providing the ideal place for outdoor dining and seating furniture. The remainder is predominately laid to lawn. There is also the added benefit of a garden shed. Secure gated side access leads to a private block paved driveway, where off road parking for two/three vehicles in tandem style can be found.

## Additional Information

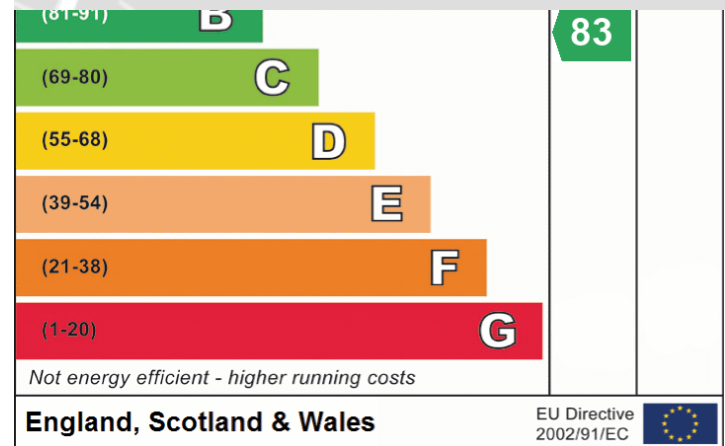
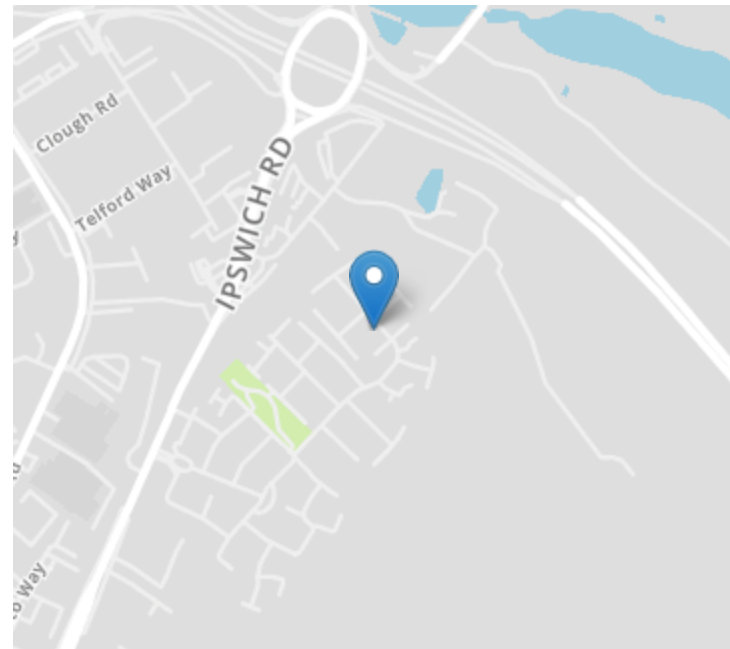
Please advised a usual estate maintenance fee of circa £280.00p per annum is payable to Trinity Estates, this of which residents pay with it contributing to the general upkeep of the local area. We advise all interested parties to confirm this charge with their appointed conveyancer and its legal set up at an early stage of their conveyance, to prevent any discrepancy. All information is provided in good faith by our clients.

# 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.