



- Two Bedroom Semi-Detached House
- Off Road Parking
- Large & Impressive Rear Garden
- Well-Proportioned Living Room
- Galley Style Kitchen
- Ground Floor Bathroom
- Master Bedroom With Inset Storage
- Sizeable Second Bedroom
- Stanway Location & Close To Tollgate Retail Park
- Ideal First Time Purchase

96 London Road, Stanway, Colchester, Essex. CO3 0HD.

****Guide Price £270,000 - £290,000**** A deceptively spacious two bedroom semi-detached home, situated favourably to the West of Colchester's historic city centre and is also within easy access of a range of useful amenities, shops, stores and transport links. With off road parking to the front and an impressive garden to the rear, this home is not to be missed. Presenting itself as the ideal first time purchase or home for the working professional/couple or individual, we welcome internal viewings to appreciate all that is on offer.



Property Details.

Ground Floor

Reception Room



20' 6" x 10' 5" (6.25m x 3.17m) Entrance door to side aspect, window to front and rear aspect, access to kitchen, stairs rising to first floor, radiator

Kitchen



12' 0" x 7' 5" (3.66m x 2.26m) A modern fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, inset sink, drainer and tap over, under-counter space for washing machine & fridge, inset gas hob, inset oven and grill, tiled splash back, tiled floor, inset spotlights, window to side aspect, access to:

Rear Lobby

Glazed door to side aspect, inset storage, door to:

Bathroom



Window to rear aspect, W.C., vanity wash hand basin, radiator, bath with shower over and screen with tiled surround, tiled floor

First Floor

Landing

Window to side aspect, stairs to ground floor, doors to:

Property Details.

Master Bedroom



13' 0" x 7' 8" (3.96m x 2.34m) Window to front aspect, radiator, inset storage

Bedroom Two



10' 7" x 7' 2" (3.23m x 2.18m) Window to rear aspect, radiator

Outside, Garden & Parking



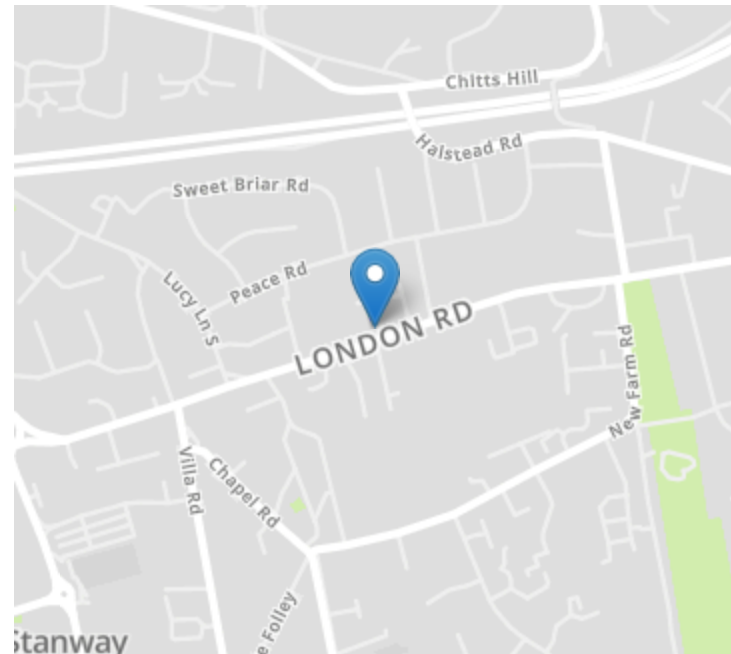
Outside and as previously mentioned, this excellent home is spoilt with a large and impressive rear garden. Commencing with an expansive patio area, it offers itself as the perfect place for outdoor seating and dining furniture. The remainder of the garden is predominately laid to lawn and boundaries are formed by panel fencing. To the rear of the garden and peacefully positioned, it's owners benefit form a sizeable summer house. Off road parking can be found to the front of the property for one vehicle.

Property Details.

Floorplans



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.