



- Ideal First Time Purchase Or Investment Opportunity
- Offered To Market On A Chain Free Basis!
- An Excellent Two Bedroom Detached Coach House
- Positioned Within Walking Distance To Shops, Amenities & Transport Links
- Large Reception Room
- Modern Kitchen
- Family Bathroom
- Two Double Bedrooms
- Benefit Of A Garage
- Viewings Available At Request

74 Peache Road, Colchester, Essex. CO1 2FS.

Ideal for both first time purchasers or investors alike, this excellent two bedroom detached coach house is offered to market with the added benefit of no onward chain and is ready to be occupied without delay. A freehold home, which also comes complete with the benefit of a garage. This home offers both generous reception and bedroom space throughout, whilst also being complete with modern fitments.



Property Details.

First Floor (Coach House)

Entrance



Entrance door to front aspect, stairs rising to first floor, opening to:

Reception Room



17' 0" x 11' 11" (5.18m x 3.63m) Window to front and rear aspect, inset storage cupboard housing gas boiler, radiator, opening and access to:

Kitchen



7' 9" x 7' 7" (2.36m x 2.31 m) A modern fitted red, high gloss kitchen comprising of; window to front aspect, fitted base and eye level units with work surfaces over, inset sink, drainer and mixer tap over, inset oven/grill, gas hob with extractor fan over, space for additional appliances.

Inner Hall

Radiator, doors and access to:

Master Bedroom



11' 8" x 10' 1" (3.56m x 3.07m) Window to front aspect, added benefit of a built in wardrobe, radiator

Property Details.

Bedroom Two



11' 8" x 7' 2" (3.56m x 2.18m) Window to rear aspect, radiator

Family Bathroom



6' 11" x 5' 6" (2.11m x 1.68m) Window to rear aspect, wash hand basin, W.C, panel bath with shower over and screen, wall mounted chrome heated towel rail

Garage

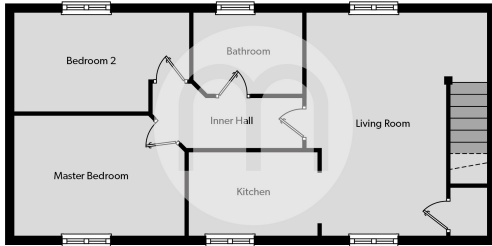
As mentioned above, the property benefits from one garage and proves to be the ideal space for storage.

Additional Information

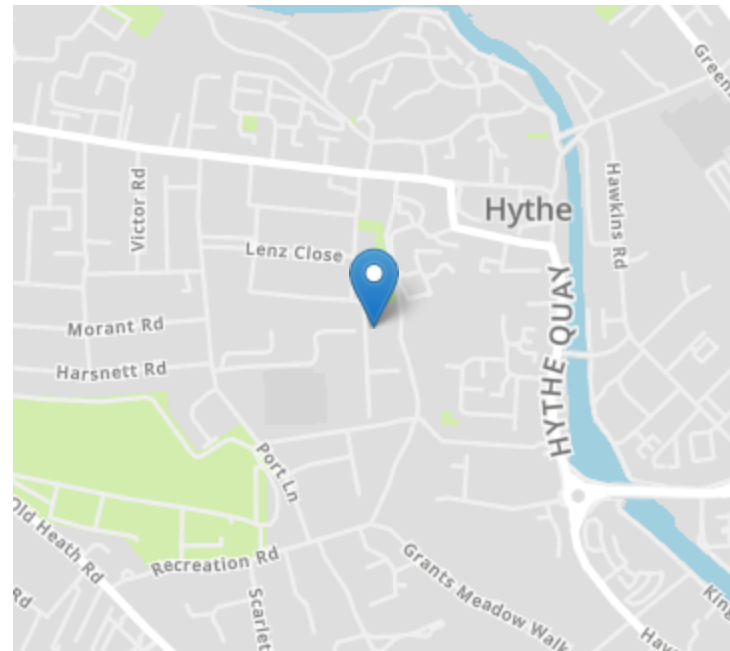
Please be advised that there is an annual estate charge applicable and payable, just under £300.00p per annum. We advise all interested parties to confirm this information with their solicitor, at an early stage of their conveyance to prevent any discrepancy.


Property Details.

Floorplans



Location



(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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.