

# £275,000



- Highly Sought After Town Centre Location
- Terraced House
- Three Bedrooms
- Two Receptions Rooms
- First Floor Bathroom And Downstairs
   Cloakroom
- Private Garden
- Parking Available

### 1, Sanderson Mews West Stockwell Street, Colchester, Essex. CO1 1GP.

An extremely rare opportunity to purchase this deceptively spacious, three bedroom terraced house - located in the heart of the Colchester Town with brilliant access to Colchester Vibrant Town Centre with a variety of restaurants and shops and only a short walk from both Colchester Town Station and North Station, providing access to London Liverpool Street. An excellent first time buy, this unique home offers on the ground floor an entrance hall, spacious lounge, dining room, modern kitchen and a cloakroom. A spacious landing on the first floor leads to three bedrooms and the family bathroom. The property also comes with a private hard landscaped, courtyard style garden which is enclosed by fencing with gated access. There is also permit parking available on Sanderson Mews with further parking available nearby. Internal viewings are highly advised.





## Property Details.

#### **Ground Floor**

#### **Entrance Hall**

With stairs rising to first floor, doors to;

#### **Kitchen**



12' 0" x 8' 6" (3.66m x 2.59m) With UPVC double glazed window to front and rear, understairs storage cupboard, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, in-built oven with hob over, space for other appliances.

#### Lounge



12' 8" x 12' 0" (3.86m x 3.66m) With UPVC double glazed windows to double aspect, radiator, TV point.

#### **Dining Room**



 $12'\ 0''\ x\ 9'\ 10''\ (3.66\mbox{m}\ x\ 3.00\mbox{m})$  With UPVC double glazed window and door to garden, radiator.

#### WC

With close coupled WC, wash hand basin, radiator.

#### First Floor

### Landing

With UPVC double glazed window, airing cupboard, doors to;

#### **Bedroom One**



12' 2" x 10' 6" (3.71m x 3.20m) With UPVC double glazed windows to double aspect, radiator.

# Property Details.

#### **Bedroom Two**



 $13'\ 0"\ x\ 8'\ 7"$  (3.96m x 2.62m) With UPVC double glazed window to double aspect, radiator.

#### **Bedroom Three**



8' 9" x 7' 0" (2.67m x 2.13m) With UPVC double glazed window, radiator.

#### **Bathroom**



With UPVC double glazed window, radiator, close coupled WC, wash hand basin, panelled bath with shower curtain and shower, part tiled walls.

#### Rear Garden



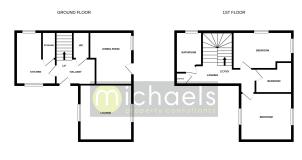
A low maintenance private courtyard garden enclosed by panel fencing with gated rear access, garden shed to remain.

### **Parking**

Permit parking is available at a first come, first serve basis on Sanderson Mews or further parking can be found on street. (residents permit required) or at the nearby NCP car park on Nunns Road.

# Property Details.

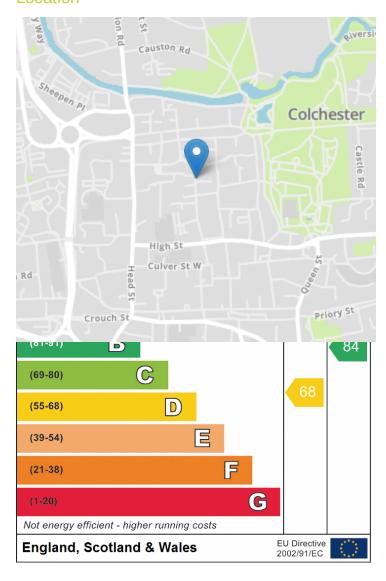
#### Floorplans



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#### 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.

