



- Modern Two Bed Terraced House
- Splendid River Front Position
- Two Double Bedrooms
- Ground floor Cloakroom
- Fabulous Kitchen/Diner
- Stunning Views
- Station, Town & Castle Park Within Close Proximity
- Garage & Parking

22 River Bank Walk, Colchester. CO1 1QJ.

This beautifully presented two bedroom terraced property is situated in a splendid river front position on the fringe of this popular modern development, with the Town Centre, Castle Park and Mainline Station just a short stroll away. The property enjoys two double bedrooms, modern family bathroom, a fabulous kitchen/diner, living room to the front aspect with a lovely outlook, ground floor cloak room, stunning low maintenance rear garden and a private garage with allocated parking. This rare to the market property is offered with no onward chain and internal inspection is highly recommended.



Property Details.

Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to:

Living Room



13' 1" x 10' 8" (3.99m x 3.25m) Radiator, UPVC window to front, under stairs storage cupboard, T.V point, door to:

Kitchen/Diner



13' 8" x 11' (4.17m x 3.35m) Tiled flooring, radiator, range of contemporary fitted base and eye level units, built in stainless steel electric oven and gas hob with chrome extractor hood above, space for fridge/freezer, washing machine and dish washer, inset sink unit with right hand drainer, UPVC window and French doors to rear.

Bedroom One



12' 9" x 8' (3.89m x 2.44m) Radiator, UPVC window to front overlooking woodland, built in mirror front wardrobes.

Bedroom Two



13' 8" x 7' 8" (4.17m x 2.34m) Radiator, two UPVC windows to rear

Property Details.

Bathroom



Vinyl flooring, radiator, half tiled walls, low level WC, pedestal hand wash basin, panel bath with shower attachments, inset spotlights, extractor fan.

Front



The property is situated down a private walkway position, immediately fronting onto open greens, woodland and the River Colne, beyond that is Castle Park.

Rear

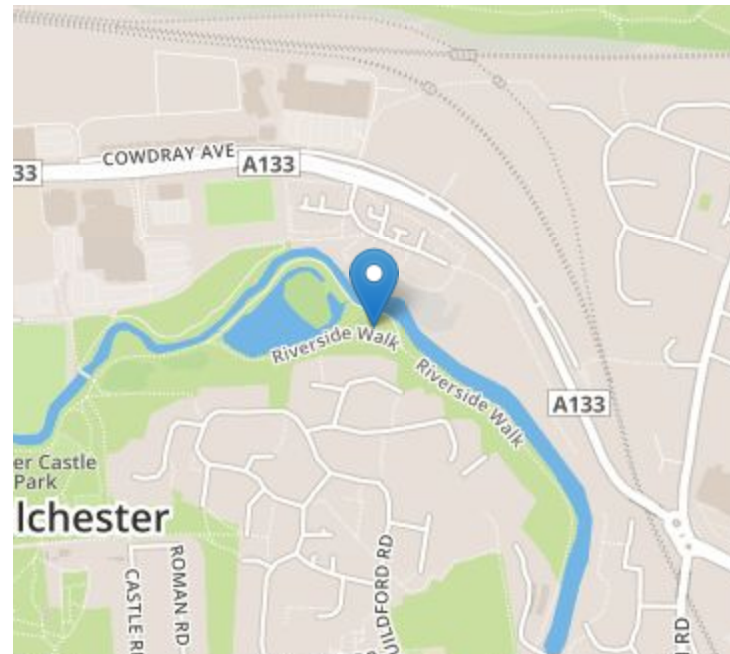


To the rear of the property there is an attractive garden predominately laid to lawn, with a small patio area enclosed by panel fencing. There is a gate providing rear access, also leading to the private parking and garage.

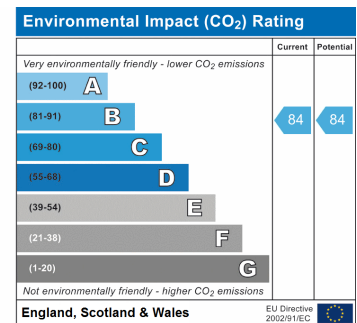
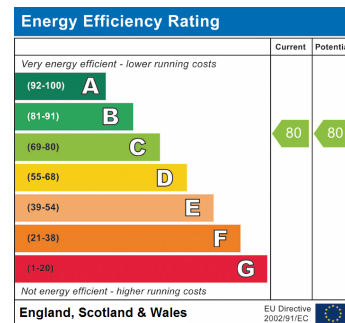
Property Details.

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.