



- Exceptional Three/Four Bedroom End Of Terrace Town House
- No Onward Chain
- Within Close Proximity Of Colchester's City Centre & Train Station
- Contemporary Accommodation Over Three Floors
- Versatile Accommodation Across Three Floors
- Allocated Parking For Two Cars
- Open Plan Kitchen/Dining/Family Room
- Downstairs Cloakroom

### 118 Roberts Road, Colchester, Colchester, Essex. CO2 7FW.

A fantastic example of a three/four bedroom end of terrace town house, situated within moments of Colchester's exciting City Centre and Abbey Fields. Allowing for modern day living with its accommodation shared evenly across three floors, this home is ideal for the expanding family. Highlights of this home include a welcoming entrance hall with the benefit of a downstairs cloakroom, with the remainder of the ground floor accommodation comprising of a beautiful l-shape kitchen diner, complete with integrated appliances and French doors leading out on to a private rear garden.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, further doors to:

### Cloakroom

W.C, tiled walls & floor throughout, wash hand basin, radiator

### Kitchen



12' 10" x 8' 2" (3.91m x 2.49m) A variety of modern fitted base and eye level units with working surfaces over, integrated electric fan assisted oven and grill, inset hob with extractor fan over, integrated dishwasher & fridge/freezer, radiator, tiled flooring throughout, UPVC window to front aspect, open plan to:

### Dining Area/Family Room



15' 1" x 8' 6" (4.60m x 2.59m) UPVC window and UPVC doors to rear aspect, variety of communication/input points, tiled flooring throughout, large under stairs storage cupboard.

## First Floor

### Landing

Stairs to ground and second floor, UPVC window to front aspect, further doors to:

### Living Room



15' 1" x 11' 10" (4.60m x 3.61m) UPVC windows and UPVC French doors to front aspect (Juliet balcony), x2 radiators, variety of communication input/output points

### Bedroom Three



15' 1" x 8' 6" (4.60m x 2.59m) UPVC windows to rear aspect, built in wardrobe, radiator.

# Property Details.

## Family Bathroom



Panelled bath with shower over and screen, part tiled walls, wash hand basin, W.C, radiator.

## Bedroom Two



15' 1" x 8' 6" (4.60m x 2.59m) UPVC window to front aspect, radiator, built in wardrobe.

## Second Floor

### Landing

Stairs to first floor, airing cupboard, further doors to:

### Master Bedroom



15' 1" x 12' 2" (4.60m x 3.71m) UPVC window to front aspect, radiator, built in wardrobe

### Family Bathroom

W.C, shower cubicle, part tiled walls and tiled flooring throughout, wash hand basin, radiator

### Garden & Parking



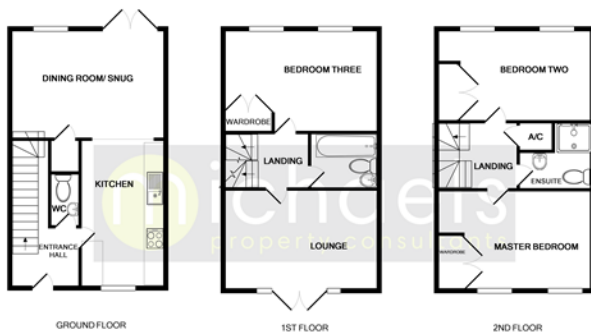
The property benefits from a private rear garden which features a block patio paved pathway forming the border to an area which is predominantly laid to lawn. The boundaries are formed by panel fencing and there is a gate providing rear access to the communal parking area, where two allocated parking spaces can be found. There is the benefit of a garden shed to remain and an outdoor tap.

### Agents Notes

We have been advised that there is an estate maintenance fee payable per annum which is to be confirmed, this of which ensures that the upkeep of the development maintains of the highest standards and allows for any remedial works to any shared communal areas. We do however advised that you confirm this information with your legal representative.

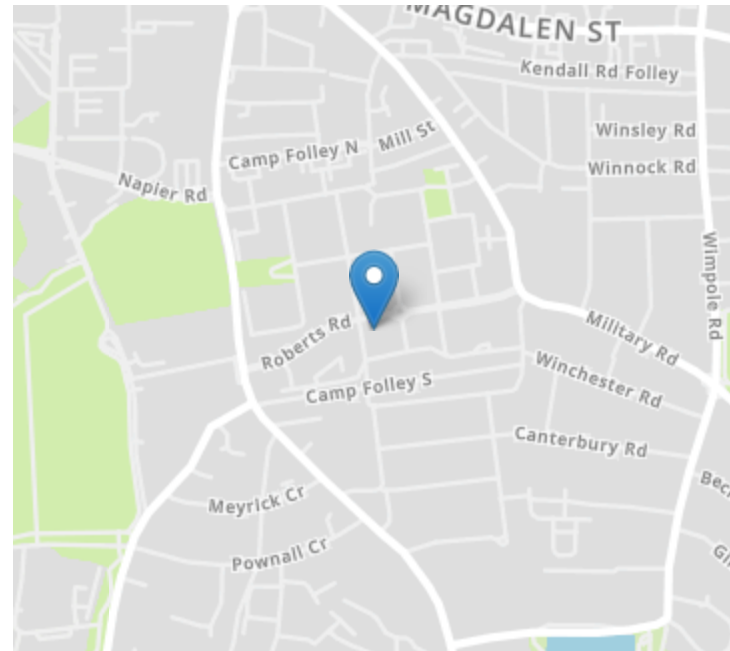
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.