



- Well Presented Throughout
- Two Double Bedrooms
- FREEHOLD Coach House
- Spacious Open Plan Kitchen/Dining/Living Space
- Modern Bathroom Suite
- Excellent First Time Buy Or Investment Purchase
- Garage With Full Power & Lighting
- Close To The Town Centre

**30 Hyderabad Close, Colchester, Essex.
CO2 7FZ.**

A superb opportunity to purchase this extremely well presented and spacious FREEHOLD, two double bedroom coach house, conveniently located within this highly sought after development located within minutes of the Colchester Town Centre, Train Station with links to London Liverpool Street and various other brilliant local amenities including excellent schooling. A brilliant first time buy or investment property offering generous accommodation and well sized rooms throughout.



Property Details.

Ground Level

Entrance Hall

With stairs to first floor.

First Floor

Landing

With UPVC double glazed window to rear, double built in cupboard, doors to;

Open Plan Kitchen/Dining/Living Area



19' 8" x 14' 3" (5.99m x 4.34m) With UPVC double glazed window to rear, French doors to Juliet balcony, radiator, wood effect flooring, TV point.

Kitchen Area



Offering a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, gas hob, in-built oven, space for dishwasher, washing machine and fridge/freezer.

Bedroom One



12' 8" x 11' 10" (3.86m x 3.61m) With UPVC double glazed window to front, radiator.

Property Details.

Bedroom Two



10' 0" x 9' 1" (3.05m x 2.77m) With UPVC double glazed window to front, radiator.

Family Bathroom



With UPVC double glazed window to rear, wood effect flooring, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower screen and shower over.

Garage

With up and over door to front and power and light connected.

Agents Note

Although the property is freehold, there is an estate management charge of approximately £160 per annum.

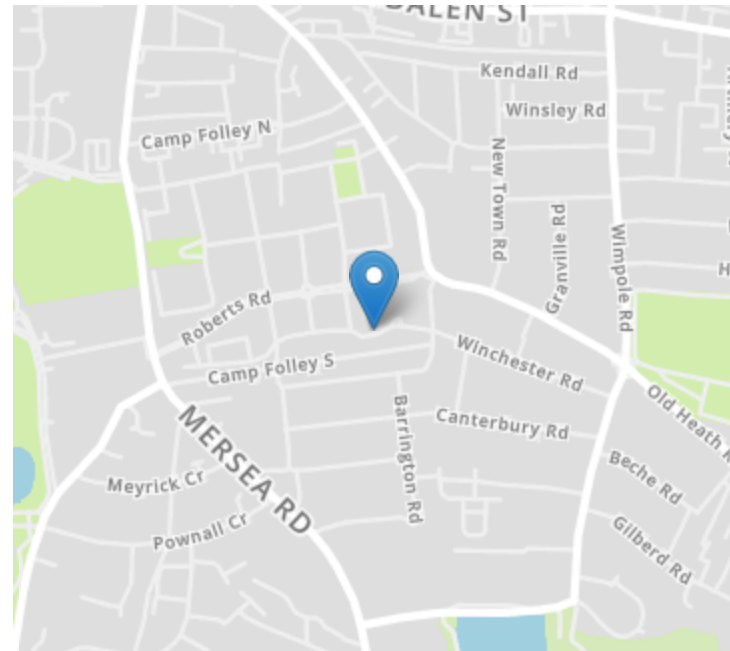
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are given as a guide only. The purchaser is responsible for the accuracy of the floor plan and measurements. The purchaser is advised to verify the accuracy of the floor plan and measurements by a professional surveyor. The purchaser is advised to check the accuracy of the floor plan and measurements by a professional surveyor. The purchaser is advised to check the accuracy of the floor plan and measurements by a professional surveyor. The purchaser is advised to check the accuracy of the floor plan and measurements by a professional surveyor.

Location



(81-91)	D	83	84
(69-80)	C		
(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.