



- A Beautiful Two Bedroom Linked Semi-Detached Home
- Commanding A Favourable West Colchester Position
- Excellent Decorative Order Throughout
- Two Double Bedrooms
- First Floor Family Bathroom Suite
- Ground Floor Cloakroom
- Large Living/Dining Room
- Stylish Kitchen With Space For Appliances
- Generous South-West Facing Rear Garden
- Complete With Off Road Parking

## 8 Ringlet Lane, Stanway, Colchester, Essex. CO3 0AJ.

Simply, a beautiful example of a well-appointed two bedroom linked semi-detached home, showcased to the highest of standards and in move in order. Residing favourably to the West of Colchester, in the ever popular Stanway/Eight Ash Green border and constructed by a reputable national house builder, it offers modern day living and comfort, whilst offering ample space for the working professional, couple or individual. Presenting itself as the ideal first time purchase, this home is not to be missed.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, access to:

### Ground Floor Cloakroom

W.C, wash hand basin, radiator

### Kitchen



8' 11" x 7' 4" (2.72m x 2.24m) A stylish kitchen comprising of; a range of base and eye level units with worksurfaces over, tiled splash back, inset sink, drainer and taps over, space for appliances under, inset oven and grill, hob and extractor fan over, radiator, window to front aspect

## Living/Dining Room



14' 11" x 12' 2" (4.55m x 3.71m) Window to rear aspect, under stairs storage cupboard, radiator, communication points, patio doors to rear aspect

## First Floor

### Landing

Stairs to ground floor, radiator, airing cupboard, doors and access to:

# Property Details.

## Master Bedroom



12' 5" x 10' 9" (3.78m x 3.28m) Window to rear aspect, inset storage/wardrobe, radiator

## Bedroom Two



10' 6" x 7' 10" (3.20m x 2.39m) Window to front aspect, radiator

## Family Bathroom



Window to front aspect, panel bath with screen and shower attachment over, pedestal wash hand basin, W.C, radiator, extractor fan

## Outside, Garden & Parking



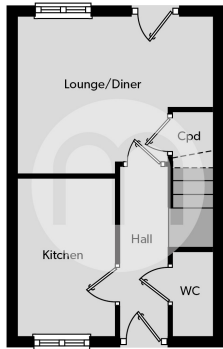
Outside, a well-manicured South-West rear garden awaits, ensuring its owners benefit from maximum sunlight hours. Commencing with a patio area, it offers itself for the ideal place for outdoor dining and entertaining. The remainder of the garden is predominately laid to lawn, with secure gated rear access also accessible. There is the added advantage of off road parking, with further visitors parking available.

## Additional Information

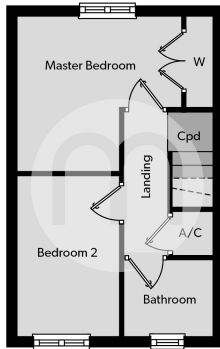
Please note we have been advised that there is a small annual estate charge, applicable to this property. This maintains the communal areas, roads and infrastructure. We advise all interested parties confirm this information with their legal representative to prevent any discrepancy, at an early stage of their conveyance.

# Property Details.

## Floorplans

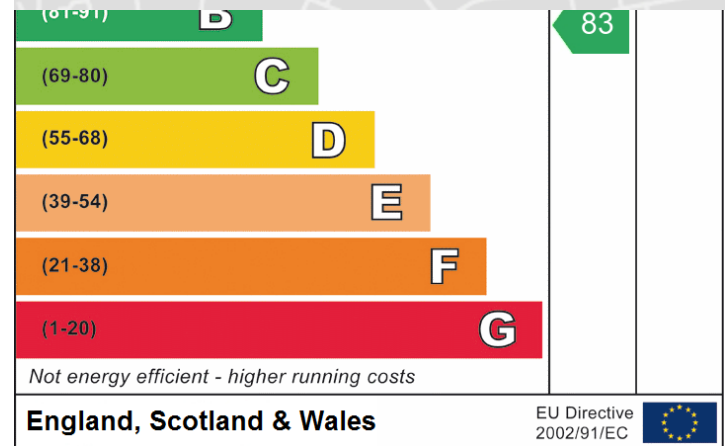
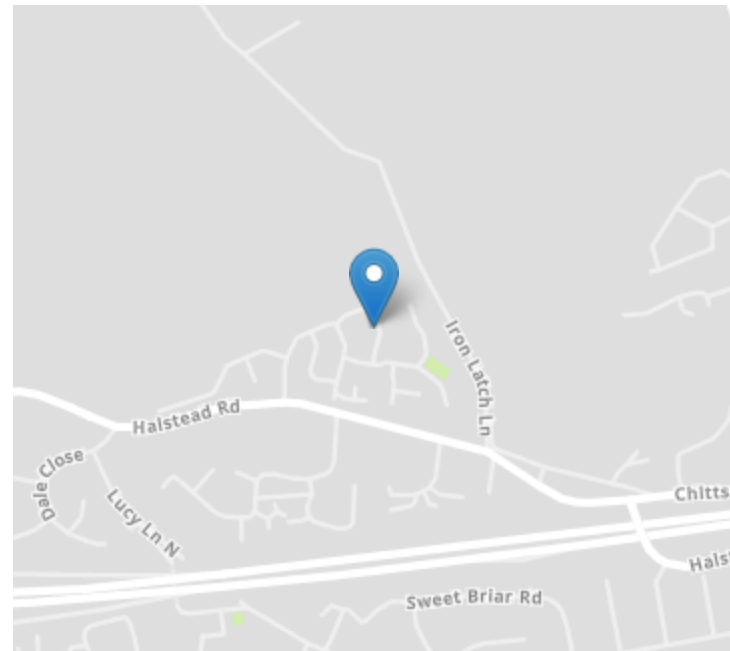


Ground Floor



First Floor

## 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.