



- Beautifully Presented Throughout
- Spacious First Floor Maisonette
- Ground Floor Study Room
- Generous Living Room
- Modern Fitted Kitchen/Diner
- Two Double Bedrooms With Built In Double Wardrobes
- Modern Fitted Family Bathroom
- Very Sizeable Low Maintenance Private Rear Garden
- Popular Colchester Location

89a Fingringhoe Road, Colchester, Essex . CO2 8EE.

Located approximately one mile from the stunning water front of Rowhedge, with very well served bus routes to Colchester town centre and close to an array of shops and schools is this beautifully presented first floor maisonette. Internally the property comprises of private entrance hall, ground floor study room, stairs rising to the generous living room, fully fitted kitchen/diner, two sizeable double bedrooms - both with built in double wardrobes and a modern fitted family bathroom. Externally there is the huge benefit of a private, low maintenance rear garden with seating area. To fully appreciate this lovely property internal inspection is essential.



Property Details.

Ground Floor

Storm Porch

Secure external storage cupboard, composition entrance door.

Entrance Hall

Stairs to first floor - Storage cupboard, wooden flooring, fitted shelving.

Study



6' 7" x 5' 4" (2.01m x 1.63m) UPVC window to side, electric plug sockets.

First Floor

Living Room



15' 1" x 14' 3" (4.60m x 4.34m) UPc window to front, TV, telephone and broadband points, two radiators, recess with fitted shelving.

Kitchen



12' 7" x 8' 9" (3.84m x 2.67m) UPVC window to rear, range of base and eye level units with work surface over, inst stainless steel sink unit with tap and drainer, tiled splash backs, plumbing for washing machine, space for fridge/freezer and cooker, wall mounted boiler, spot lights.

Lobby

Loft access, airing cupboard, radiator.

Property Details.

Bedroom One



12' 2" x 10' 4" (3.71m x 3.15m) UPVC window to front, double built in wardrobes, radiator.

Bedroom Two



11' 4" x 8' 9" (3.45m x 2.67m) UPVC window to rear, double built in wardrobes, radiator.

Bathroom



UPVC frosted window to rear, low level WC, pedestal wash hand basin, panel bath with mixer tap and shower over, chrome heated towel rail, part tiled walls, spot lights, extractor fan.

Garden



The private rear garden comprises of shingle areas, paved seating area with wooden pergola over, fully enclosed by panel fencing and access via a secure gate.

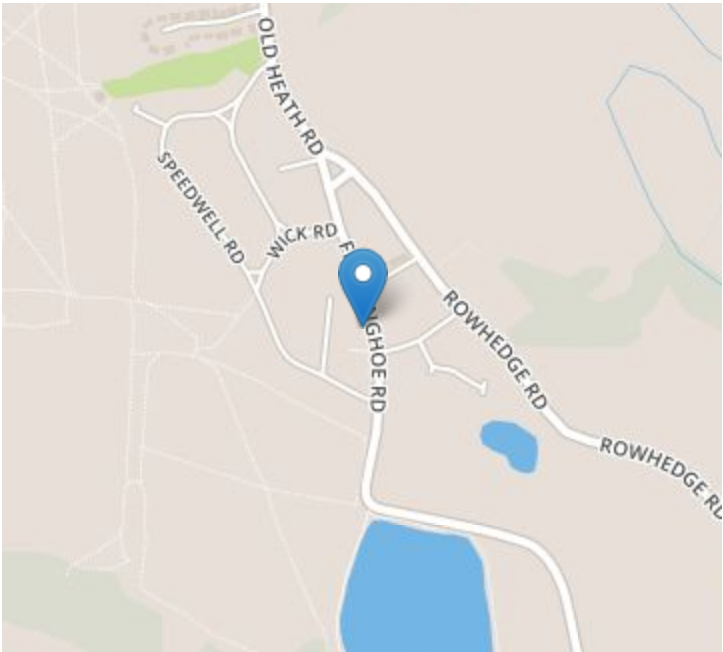
Lease Information

The lease has 179 years remaining. There is no ground rent payable and the annual service charge for 2019 - 2020 is £209.25. There is a slight variation from year to year.

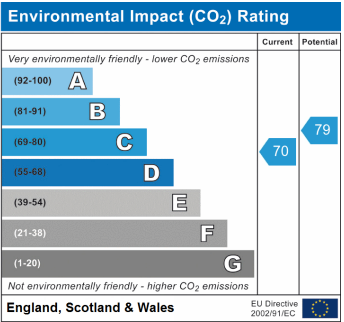
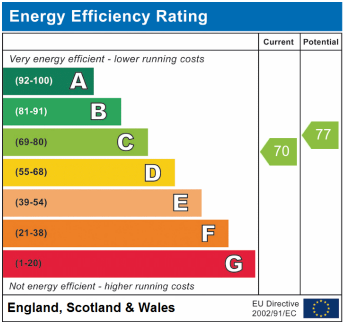
Property Details.

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.