



- Allocated Parking For Two Cars
- Ideal For Any First Time Buyer Or Working Professional
- Favourable Position In The Popular Stanway District
- Within Striking Distance Of The A12 & Supermarkets
- West Colchester - Stanway Location
- Tucked Away At The End Of Cul-De-Sac
- Two Generous Bedrooms
- Viewings Highly Advised

## 196 Dale Close, Stanway, Colchester, Essex. CO3 0FT.

Offered to the market with no onward chain, ideal for a any first time buyer or working professional lies this two bedroom mid terrace house, located to the West of Colchester in the highly sought after Stanway area, offering very good access to the A12, fantastic school catchments, well served bus routes and an array of amenities as well the popular Tollgate Centre. Internally, you are greeted into a spacious living room offering plenty of storage, then leading into the kitchen/dining area. To the first floor offers two generous bedrooms with built in wardrobes and a wealth of natural light throughout both of the bedrooms. Completing the first floor, offers a family bathroom suite. Outside the property offers a courtyard style garden with low maintenance in mind, predominantly hard standing ideal for outside dining. The remainder of the garden is enclosed by panel fencing and surrounded by a variety of plants and shrubs. Further to the rear offers gated access directly to two allocated parking spaces.



# Property Details.

## Ground Floor

### Living Room



14' 0" x 12' 7" (4.27m x 3.84m) Main entrance door into living room, window to front aspect, radiator, inset downstairs storage.

### Kitchen/Dining Area



12' 7" x 9' 3" (3.84m x 2.82m) Full range of eye level units, cupboards and work surfaces, space for appliances, including fridge/freezer, washing machine, electric induction hob with fan assisted electric oven, radiator, door leading to garden.

## First Floor

### Landing

Access to loft hatch, door leading to:

# Property Details.

## Bedroom One



11' 0" x 10' 10" (3.35m x 3.30m) Built in wardrobes, window to front aspect, radiator.

## Bedroom Two



10' 5" x 6' 7" (3.17m x 2.01m) Window to rear aspect, radiator, built in wardrobes.

## Bathroom



6' 4" x 6' 4" (1.93m x 1.93m) Low level W.C, vanity wash basin, panelled bath with shower over, radiator.

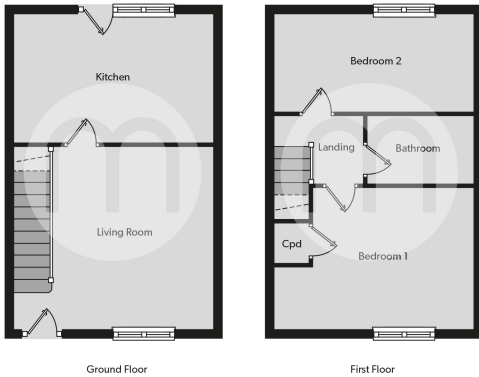
## Outside



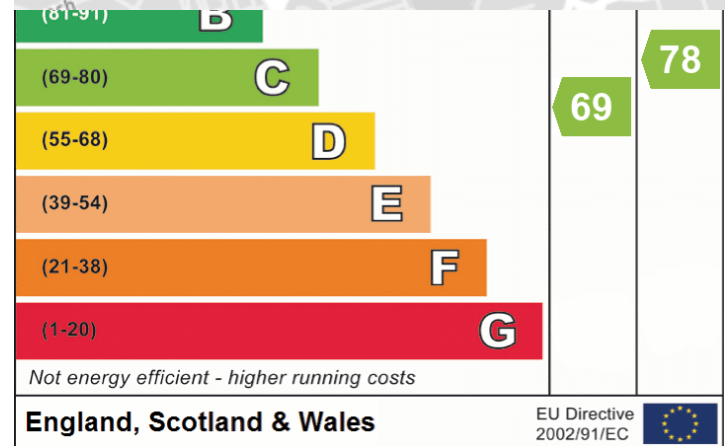
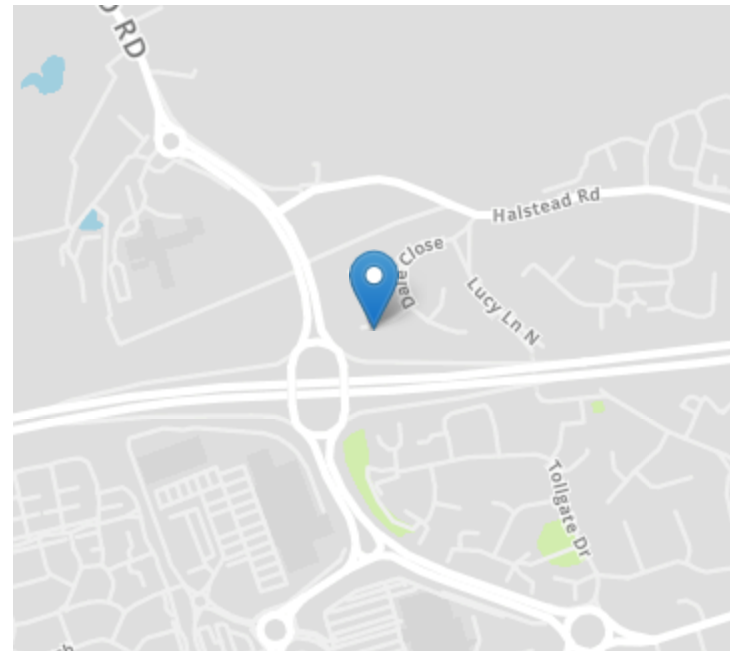
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# Property Details.

## Floorplans



## 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.