



- Four Generous Bedrooms Over Three Floors
- Town House
- Lounge/Diner
- Fitted Kitchen
- Utility Room & Cloakroom
- Family Bathroom & Shower Room
- Sizeable Rear Garden
- Close To The Town Centre And Train Station

16 Spurgeon Street, Colchester, Essex. CO1 2NS.

Offered to the market with no onward chain is this spacious four bedroom town house, located within walking distance to the Hythe train station with links to London Liverpool Street, sought after school catchments, convenience stores and a short walk from Colchester Town Centre. Built in 2011 and offering generous accommodation over three floors this property would make an ideal first time purchase or an investment purchase. Internally the property consists of an entrance hall, utility room/WC, a spacious living/dining room with direct access to the rear garden, modern fitted kitchen, four sizeable bedrooms set over two floors, family bathroom and a shower room.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor and doors to;

Kitchen



12' 2" x 7' 0" (3.71 m x 2.13 m) With double glazed window to front, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric cooker and gas hob with extractor hood over, space for fridge/freezer and dishwasher.

WC/Utility Room

With radiator, tiled floor, worktop with space for washing machine and tumble dryer under, close coupled WC.

Lounge/Diner



16' 9" x 11' 3" (5.11 m x 3.43 m) With window and door to rear, radiator, large storage cupboard.

First Floor

Landing

With radiator, airing cupboard, doors to;

Bedroom One



11' 10" x 11' 6" (3.61 m x 3.51 m) With double glazed window to front, radiator.

Bedroom Two

11' 9" x 11' 6" (3.58 m x 3.51 m) With double glazed window to rear, radiator.

Property Details.

Bathroom



With close coupled WC, wash hand basin, panelled bath with shower over, part tiled, extractor.

Second Floor

Second Floor Landing

With Velux window, storage cupboard, doors to;

Bedroom Three



11' 10" x 9' 0" (3.61 m x 2.74m) With double glazed window to rear, radiator.

Bedroom Four

10' 8" x 11' 5" (3.25m x 3.48m) With double glazed window to front, Velux window, storage cupboard.

Shower Room



With close coupled WC, wash hand basin, double shower cubicle, radiator.

Outside

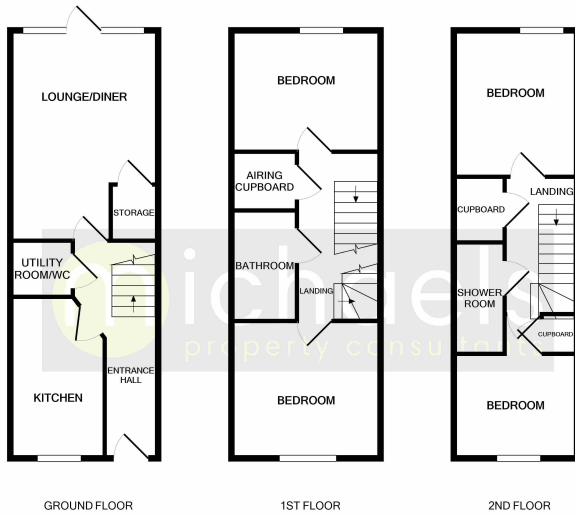
Garden & Parking



Externally there is a private and un-overlooked rear garden, which is enclosed by panel fencing and parking available on street.

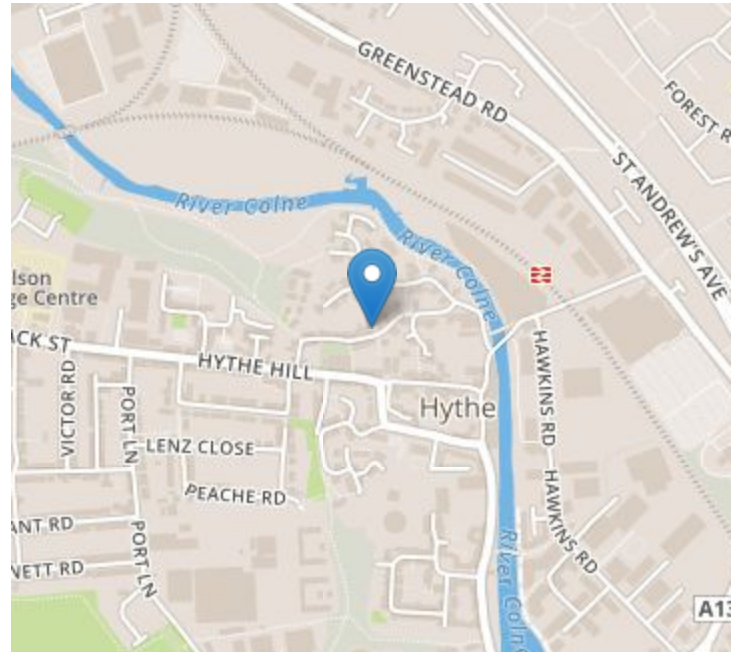
Property Details.

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.