



- Spacious Town House
- Garage
- Four/Five Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- En-Suite Shower Room, Bathroom And Downstairs Cloakroom
- Private Rear Garden
- North Colchester With Access To North Station, The General Hospital And The A12

38 Mortimer Gardens, Colchester, Essex. CO4 5ZG.

Positioned within this highly desirable estate to the North Colchester is this spacious town house offering flexible accommodation and a garage. Residing within this desirable location with easy access to good schooling, a variety of local amenities, well served bus routes, the A12 and a short drive to Colchester North Train Station with links to London Liverpool Street. With accommodation spread over three floors this generously sized family home begins with an entrance hall which leads through to a cloakroom, a ground floor reception room and the open plan kitchen/breakfast room featuring a range of matching units with access to the rear garden. To the first floor, there is a sizeable living room which could be utilised as a further bedroom, a further double bedroom and the family bathroom. To the final floor, the main bedroom with an en-suite shower room and a two further bedrooms can be found.



Property Details.

Ground Floor

Entrance Hall

With Door to front, radiator, stairs rising to first floor, doors to;

WC

With obscure double glazed window to front, low level w.c., pedestal wash hand basin, radiator.

Reception Room/Bedroom



15' 8" x 7' 6" (4.78m x 2.29m) With double glazed window to front aspect, radiator, tv point.

Kitchen



14' 3" x 11' 7" (4.34m x 3.53m) With double glazed window to rear aspect and door to garden, range of wall and base level units, roll edge work surfaces with inset sink and drainer unit, four ring gas hob with extractor over, integrated oven, space for appliances.

First Floor

Landing

With radiator, stairs to second floor, doors to;

Lounge



14' 3" x 11' 11" (4.34m x 3.63m) With two double glazed windows to front, radiator.

Bedroom Two

14' 4" x 8' 0" (4.37m x 2.44m) With double glazed window to rear aspect, radiator, TV point airing cupboard.

Bathroom



With part tiled walls, panel bath with mixer taps, radiator, wash hand basin, wc, extractor fan

Second Floor

Second Floor Landing

With doors to;

Property Details.

Bedroom One



14' 4" x 10' 4" (4.37m x 3.15m) With two double glazed window to front aspect, radiator, built in wardrobe, door to;

En-Suite



With heated towel rail. shower cubical, pedestal wash hand basin, wc, extractor fan, part tiled.

Bedroom Three



8' 1" x 7' 9" (2.46m x 2.36m) With double glazed window to rear aspect, radiator.

Bedroom Four

11' 7" x 6' 3" (3.53m x 1.91m) With double glazed window to rear aspect, radiator.

Garden



The rear garden which is mainly of hard standing, well maintained shingled and paved areas all enclosed by wooden panel fencing with a small timber shed to remain. There is a gate to the rear giving access to a passageway leading to the garage with up and over door.

Garage

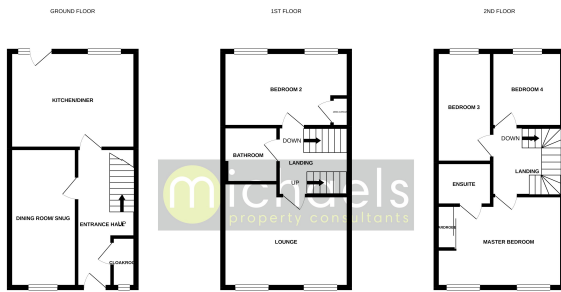
Located to the rear of the property with up and over door to front.

Estate Management Charge

Please note the property has an estate management charge of £120 paid every 6 months to first port

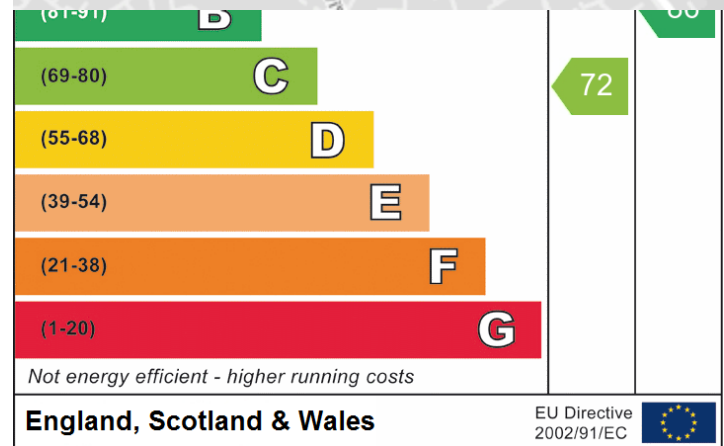
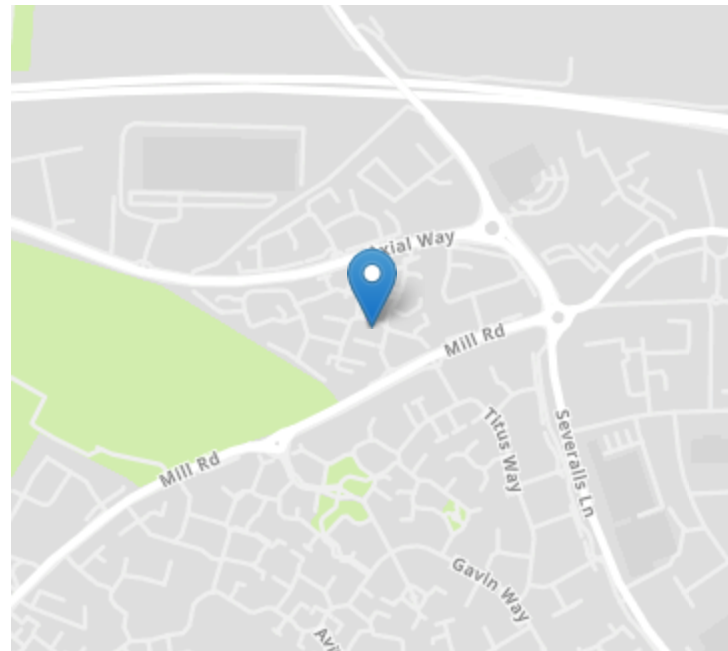
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of all areas, including those shown on the plans, are approximate and do not constitute an offer of any kind. The plans are for illustrative purposes only and should not be relied upon as a basis for any purchase or other transaction. The plans are for illustrative purposes only and should not be relied upon as a basis for any purchase or other transaction. The plans are for illustrative purposes only and should not be relied upon as a basis for any purchase or other transaction. The plans are for illustrative purposes only and should not be relied upon as a basis for any purchase or other transaction.

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.