



- Two Bedroom Semi-Detached Home
- Colchester City Centre Position, Close To Station & Amenities
- Two Well-Proportioned Bedrooms
- Downstairs Cloakroom
- Kitchen With Space For Appliances
- Open Plan Kitchen/Living Area
- First Floor Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking

## 9 Vardri Close, Colchester, Essex. CO1 1NJ.

An excellent two bedroom semi-detached home that was only first occupied within the last 18 months and offers modern day open plan living to a high standard, complete with modern fittings and also spoilt with a prime central location within Colchester's city centre. Offering itself as the ideal home for any individual, couple, working professional or small family, this property is conveniently located within a ten minute walk of Colchester's mainline station, offering direct links to London Liverpool Street within the hour. A short walk through Colchester's picturesque Castle Park and past Colchester's famous landmark Colchester Castle, the excitement of Colchester's city centre is available and provides an array of shops, boutiques, amenities, restaurants, bars and leisure facilities.



# Property Details.

## Ground Floor

### Entrance Hall

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

### Kitchen/Dining/Living Room



6.81m x 3.77m (22' 4" x 12' 4") (Max)

Kitchen Area - A modern fitted kitchen comprising of; window to front aspect, a range of modern base and eye level fitted units with work surfaces over, inset sink, drainer and tap over, inset oven and hob over, extractor fan, concealed gas boiler, space for fridge/freezer & washing machine

Living Area - Patio doors to rear aspect (leading to rear garden), radiator, communication points, door to:

# Property Details.

## W.C.

W.C., wash hand basin, radiator

## First Floor

## Landing

Stairs to ground floor, doors and access to:

## Master Bedroom



2.42m x 3.77m (7' 11" x 12' 4") Window to rear, radiator

## Family Bathroom



Panel bath with shower and screen over, wash hand basin, W.C, radiator, window to side aspect

## Bedroom Two



2.41m x 3.77m (7' 11" x 12' 4") Window to front aspect, radiator

## Outside, Garden & Parking



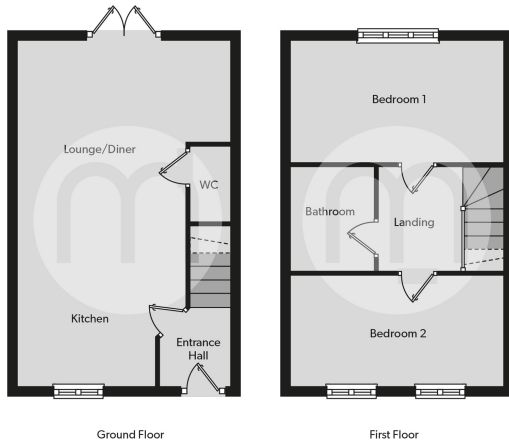
Outside, the property is enhanced by a well-proportioned private and enclosed rear garden, predominately laid to lawn and enclosed by panel fencing. There is also secure gated side access, leading to a front driveway offering off road parking.

## Additional Information

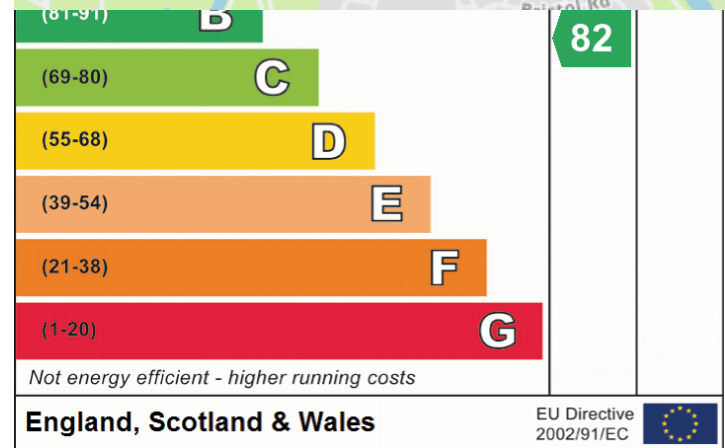
This property is subject to an annual estate/maintenance fee. We advise all interested parties to confirm this amount with their appointed legal representative at an early stage of their conveyance, to prevent any discrepancy.

# 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.