



- Two Double Bedroom Semi-Detached House
- Lounge/Diner With French Doors To Rear Garden
- Fitted Kitchen
- Downstairs WC
- Jack And Jill Bathroom
- Landscaped Rear Garden
- Garage And Driveway

**67 Apprentice Drive, Colchester, Essex.  
CO4 5SE.**

An excellent opportunity to acquire this superb first time buy or investment property located in the ever sought after New Braiswick Park development fronting onto a delightful copse, offering excellent access to North Station and a variety of excellent local amenities and schooling. This two bedroom semi-detached home is offered in excellent condition throughout and has been well maintained by the current owner. With the internal accommodation comprising of an entrance hall, downstairs cloakroom, fitted kitchen, a generous lounge/diner with French doors to the rear garden, two generous bedrooms and a Jack and Jill bathroom.



# Property Details.

## Ground Floor

### Entrance Hall

With radiator, stairs rising to first floor, door to WC and open to kitchen.

### WC

With close coupled WC, wash hand basin, radiator, tiled splashback.

### Kitchen



9' 11" x 5' 2" (3.02m x 1.57m) With UPVC double glazed window to rear, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, double oven, gas hob, space for fridge/freezer and washing machine.

## Lounge/Diner



14' 6" x 12' 4" (4.42m x 3.76m) With UPVC double glazed French doors to rear with two windows, radiator, TV point, large storage cupboard.

## First Floor

### Landing

With loft access and doors to;

### Bedroom One



12' 4" x 8' 8" (3.76m x 2.64m) With two UPVC windows to front, radiator, built in storage.

# Property Details.

## Bedroom Two



12' 4" x 8' 1" (3.76m x 2.46m) With UPVC double glazed window to rear, radiator, built in wardrobe, door to bathroom.

## Jack And Jill Bathroom



With enclosed cistern WC, wash hand basin, panelled bath with shower over, part tiled walls, extractor.

## Outside

### Rear Garden



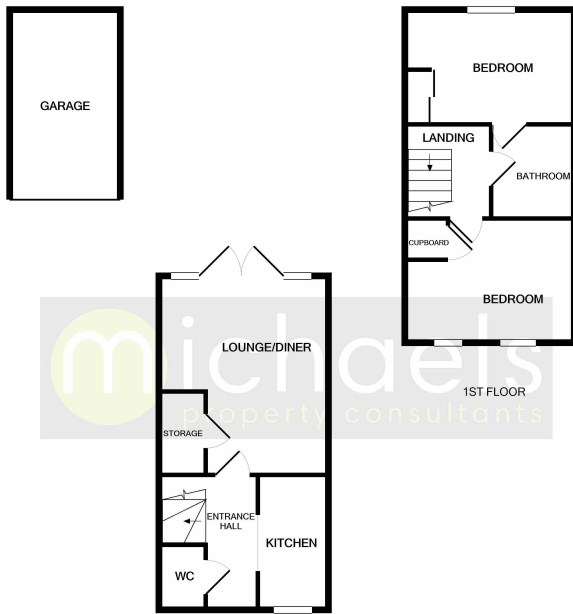
A landscaped rear garden enclosed by fencing with gated side access.

### Driveway & Garage

Adjacent to the property providing off road parking for two cars and access to the garage. The garage has an up and over door to front.

# Property Details.

## Floorplans



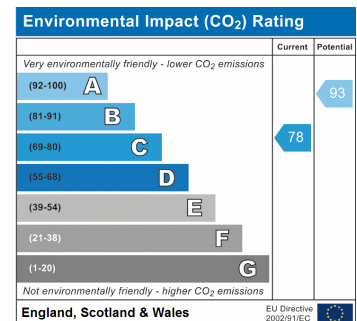
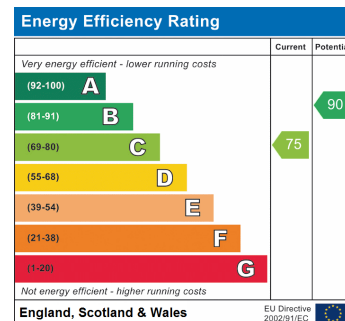
GROUND FLOOR

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.  
Made with Metropix ©2020

## 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.