



**michaels**

- Excellent Two Bedroom End Of Terrace Home
- Fronting On To A Woodland & River Colne
- Ideal First Home
- Reception Room
- Modern Kitchen With Appliances To Remain
- Downstairs Cloakroom
- Two Well-Proportioned Bedrooms
- First Floor Bathroom
- UPVC Sash Windows
- Low Maintenance Garden
- Allocated Parking

Call to view 01206 576999



## 17 River Bank Walk, Colchester, Colchester, Essex. CO1 1QJ.

Michaels Property Consultants are pleased to offer this two bedroom end of terrace home, offered to the market with the added luxury of no onward chain and situated within a stones throw of Colchester's picturesque Castle Park. Fronting onto woodland and the River Colne, this home is surrounded by open green space and ideal for any individual, couple, working professional(s) or small family alike. Being a short walk away from Colchester's mainline station with links to London Liverpool Street within the hour, it proves to be a dream home for any commuter. Key highlights include; a welcoming entrance hall, reception room, modern kitchen with appliances to remain, downstairs cloakroom, two generous double bedrooms, first floor family bathroom, low maintenance enclosed rear garden and allocated parking. Notable specifications include karndean flooring throughout the ground floor and UPVC sash windows. Ready to be occupied without delay, we encourage early viewings to prevent inevitable disappointment.



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# Property Details.

## Ground Floor

### Entrance Hall

### Reception Room



13' 7" x 10' 7" (4.14m x 3.23m)

### Kitchen



11' 2" x 13' 10" (3.40m x 4.22m)

### Downstairs Cloakroom

## First Floor

### Landing

## Master Bedroom



12' 1" x 13' 10" (3.68m x 4.22m)

## Bedroom Two



7' 11" x 13' 10" (2.41m x 4.22m)

## Bathroom



6' 8" x 6' 11" (2.03m x 2.11m)

# Property Details.

## Outside, Garden & Parking

### Information



Positioned to the rear of the property is a peaceful private and enclosed rear garden. Landscaped with low maintenance in mind, the garden enjoys a central area laid with artificial lawn, loose stone boarder, garden shed and a concrete pathway leads to a gate providing access to the rear parking area. One allocated parking space is available with further parking accessible on road for both residents and visitors alike.

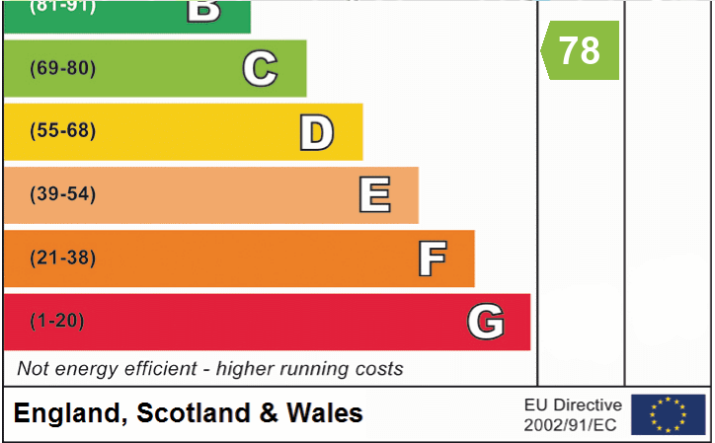
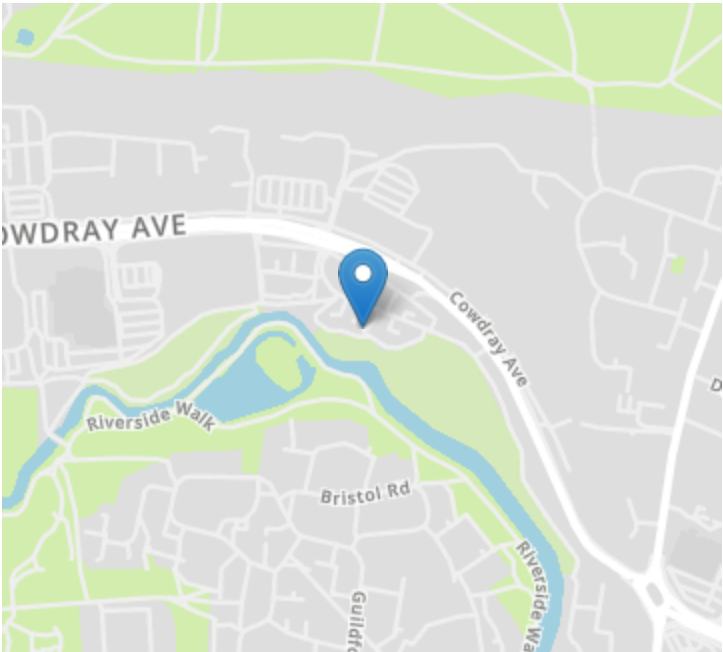
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## Floorplans



River Bank Walk, Colchester

## 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.