



- Presented To Market In First Class Order
- Favourable West Colchester Position - Stanway Location
- Two Bedroom End Of Terrace Home
- Downstairs Cloakroom
- Upgraded & High Specification Kitchen/Living Room
- Intergrated Appliances & Modern Fitted Kitchen Units
- Two Double Bedrooms
- First Floor Family Bathroom
- Large & Impressive Rear Garden
- Parking Under Carport For Two

Call to view on 0206 571999



## 15 Aardvark Drive, Stanway, Colchester, Essex. CO3 8DT.

Michaels Property Consultants are very pleased to present to the open market this excellent two bedroom end of terrace home, situated favourably to the West of Colchester, in the popular district of Stanway. Presented to the market in first class order and complete with upgraded specifications, this home is ready to be occupied without need to do anything - a turnkey home. Within convenient and easy reach of an array of both Tollgate & Stane Retail Park, it offers a variety of useful shops, stores, restaurants and facilities within close proximity. An array of primary and secondary schooling is also available, whilst being within easy reach of both Marks Tey Train Station and A12 access.



# Property Details.

## Ground Floor

### Entrance Hall

1.99m x 1.64m (6' 6" x 5' 5") Entrance door to front aspect, radiator, LVT flooring, glazed door and access to:

### Downstairs Cloakroom

1.45m x 0.89m (4' 9" x 2' 11") W.C, wash hand basin, radiator, LVT flooring

### Kitchen/Living



7.76m x 3.89m (25' 6" x 12' 9") Window to front aspect, patio doors to rear aspect (leading to rear garden), stairs rising to first floor, x2 radiators, LVT flooring throughout

Modern fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, a range of integrated appliances, inset sink, drainer and tap over, kickboard lighting, breakfast bar with downlighters over, inset oven and grill, inset hob with extractor fan over, drawers under

## First Floor

### Landing

Stairs to ground floor, access to:

### Master Bedroom



3.81m x 4.0m (12' 6" x 13' 1") Window to front aspect, radiator, space for wardrobes, over stairs cupboard

### Bedroom Two



2.35m x 3.88m (7' 9" x 12' 9") Window to rear aspect, space for wardrobes, radiator

# Property Details.

## Bathroom



Tiled walls, panel bath with screen and dual rain head over, wash hand basin, W.C, wall mounted towel rail, LVT flooring

## Outside, Garden & Parking



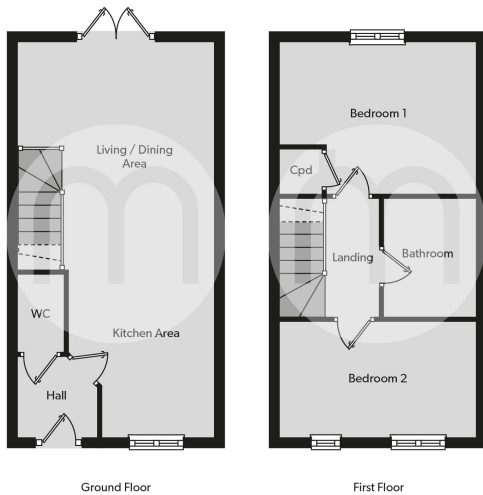
Outside, the garden commences with a patio that offers the ideal space for al-fresco dining and seating. The remainder of the garden is predominately laid to lawn and enclosed by panel fencing. Secure gated side access leads to a covered parking area, offering parking for two cars in tandem style. Further parking is accessible on road.

## Additional Information

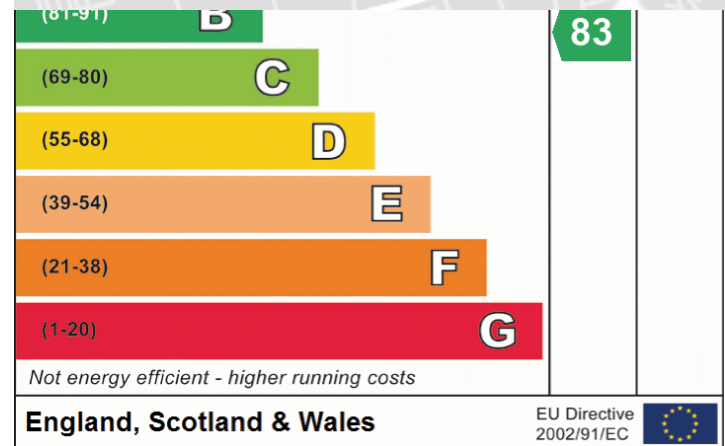
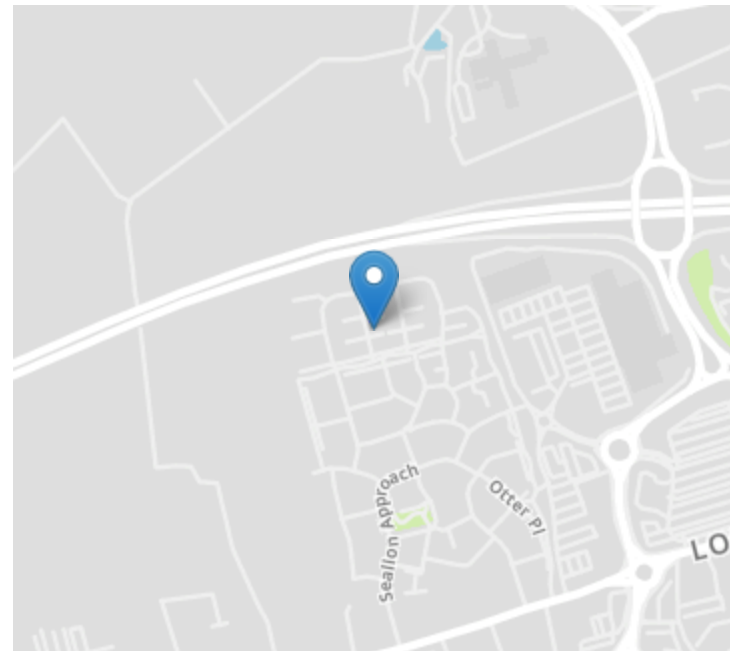
Please be advised an annual estate charge is payable to HML for the sum of £313.89 per annum (approx.). We advise all interested parties to confirm this information provided with their legal representative at an early stage of their conveyance to prevent any discrepancy.

# 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.