



- Four Bedroom Town House
- Arranged Over Three Floors
- Prime North Colchester Location
- Close to North Station (London Liverpool Street Links)
- Walking Distance to Colchester General Hospital
- Spacious Lounge & Modern Kitchen-Diner
- En-Suite to Master Bedroom
- Study & Ground Floor Cloakroom
- Low Maintenance Rear Garden with Gated Access
- Allocated Parking to Rear

## 28 Jade Gardens, Colchester, Essex. CO4 5FG.

Situated in a prime North Colchester position, this property offers excellent access to North Station with direct links to London Liverpool Street, as well as being within close proximity to Colchester General Hospital. The area is well served by a range of highly regarded primary and secondary schools. Nearby Turner Rise Retail Park provides convenient shopping, including Asda, coffee shops, and a variety of retail outlets. For outdoor enthusiasts and dog walkers, a nearby country park offers beautiful green space. The property also benefits from a family-oriented neighbourhood and is within a short walk of Colchester City Centre.



# Property Details.

## Ground Floor

### Entrance Hall

### Study



10' 6" x 8' 6" (3.20m x 2.59m)

### Cloakroom

### Kitchen/Dining Room



18' 1" x 15' 5" (5.51m x 4.70m)

## First Floor

### Landing

## Living Room



18' 1" x 13' 9" (5.51m x 4.19m)

## Master Bedroom



18' 1" x 11' 5" (5.51m x 3.48m)

## En-Suite Shower Room



## Second Floor

### Second Floor Landing

# Property Details.

## Bedroom Two



18' 1" x 10' 5" (5.51m x 3.17m)

## Bathroom



7' 8" x 6' 4" (2.34m x 1.93m)

## Bedroom Three



11' 11" x 10' 2" (3.63m x 3.10m)

## Agents Notes

We have been advised that there is a £15 a month service charge to Trinity estates, this is for the maintenance of the communal gardens and carpark.

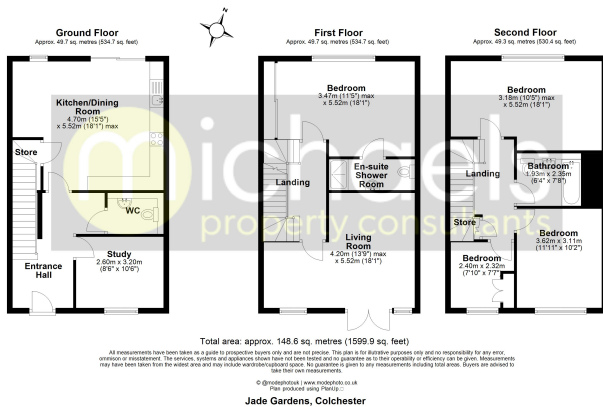
## Bedroom Four



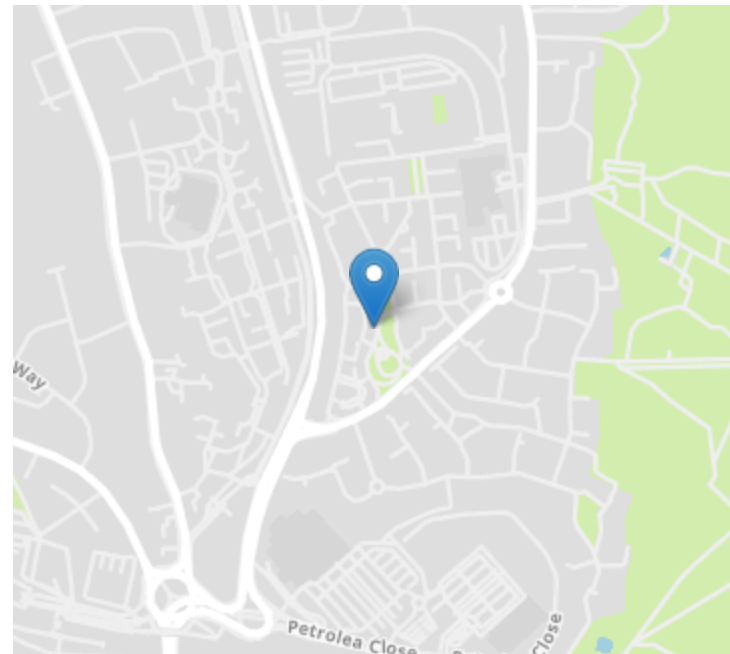
7' 10" x 7' 7" (2.39m x 2.31m)

# Property Details.

## Floorplans



## 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.