



- Offered with No Onward Chain
- Spacious Town House
- En Suite To Master Bedroom
- Two Reception Rooms
- Family Bathroom & Ground Floor Cloak Room
- South Facing Rear Garden
- Allocated Parking & Visitors Parking
- Walking Distance Of Town & Railway Station
- Three/Four Bedrooms

82 George Williams Way, Colchester, Essex. CO1 2JZ.

A spacious three/four bedroom middle terrace town house, pleasantly situated within a stones throw of Colchester's vibrant town centre providing any homeowner with an array of amenities within walking distance. This home offers modern day living with its accommodation across three floors. Highlights of this home include, a large master bedroom with fitted wardrobes and en-suite bathroom, two further well proportioned bedrooms, first floor living room with Juliette balcony and family bathroom. The property is complete with a modern fitted kitchen, generous separate dining room and ground floor cloak room. There is also an attractive south facing rear garden.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor, under stairs storage cupboard, laminate flooring, radiator.

Dining Room/Bedroom Four

8' 010" x 9' 6" (2.69m x 2.90m) UPVC window to front, radiator.

Cloakroom

UPVC obscured window to rear, low level WC, wall mounted wash hand basin, laminate flooring, radiator, extractor fan.

Kitchen



12' 2" x 9' 3" (3.71m x 2.82m) UPVC patio doors to rear, range of base and eye level units with work surface over, plumbing for washing machine and dishwasher, inset four ring gas hob with extractor hood over, integrated electric oven, space for fridge/freezer, inset stainless steel sink unit with tap and drainer, laminate flooring, spot lights, radiator.

First Floor

Landing

UPVC window to rear, stairs to second floor, radiator.

Bedroom Three

11' 5" x 9' 2" (3.48m x 2.79m) UPVC window to rear, radiator.

Family Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower and screen over, part tiled walls, radiator, extractor fan.

Living Room

16' 0" x 9' 7" (4.88m x 2.92m) UPVC window to front and UPVC doors to Juliet balcony, two radiators.

Second Floor

Second Floor Landing

Doors to:

Property Details.

Bedroom Two



13' 7" x 9' 2" (4.14m x 2.79m) UPVC window to side, built in storage, radiator.

Master Bedroom

13' 9" x 9' 2" (4.19m x 2.79m) Two UPVC windows to front, built in storage, airing cupboard, radiator, door to:

EnSuite

Low level WC, pedestal wash hand basin, shower cubicle fully tiled, , radiator.

Outside & Parking



To the rear there is a low maintenance south facing rear garden with a patio area and the remainder laid to lawn, there is shed & garden tap, fully enclosed by panel fencing.

To the front there is one allocated parking space with visitors parking available.

Communal fee



There is a communal estate fee of approx. £25 per calendar month to PMS LTD.

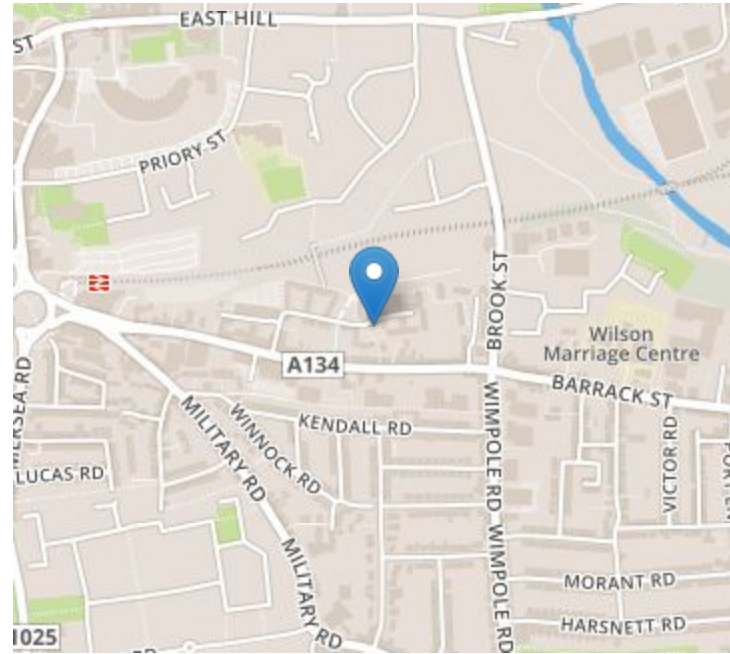
Property Details.

Floorplans

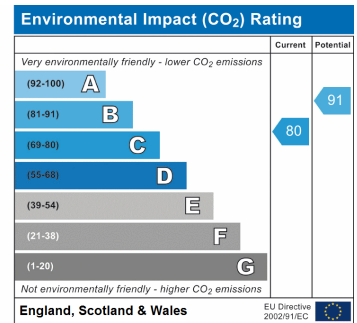
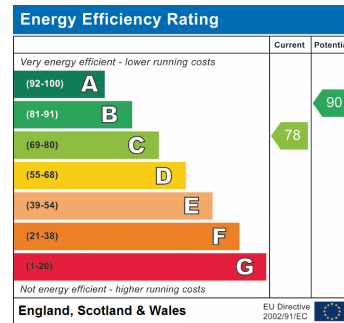


While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in such to 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.
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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.