



- Sought After Location
- Walking Distance to Station
- Modern Property
- Two Bedrooms
- Family Bathroom & En Suite to Master
- Private Rear Garden
- Covered Carport
- Ample Parking Bays
- Must Be Viewed To Be Appreciated

7 Potter Mews, Colchester, Essex. CO4 5JG.

A stunning two bedroom terraced property set in this sought after modern development, within striking distance of North Station and The General Hospital. The property is presented to the market in excellent decorative order and features an array of stylish and spacious accommodation throughout. Highlights include a sizeable living room which is in-turn open plan to a contemporary kitchen/dining space, there is also a generous storage area completing the ground floor. On the first floor there are two double bedrooms, master with en-suite, and luxury bathroom. Outside the property features an attractive garden and covered parking to the rear. Viewing highly recommended.



Property Details.

Ground Floor

Entrance Hall

Double radiator, stairs rising to the first floor landing and a door to

Living Room



13' 11" x 11' 9" (4.24m x 3.58m) Double glazed window to front, double radiator x2, an under stairs storage cupboard and an additional storage cupboard (which was previously used as a cloakroom) and could easily be converted back as the plumbing remains with a double radiator.

Kitchen/Diner



15' 1" x 9' 10" (4.60m x 3.00m) Wooden laminated work surface with cupboards under, stainless steel sink and drainer set into surface, further wooden laminated work surface with cupboards under, integrated electric oven, four ring electric hob set into surface with an extractor over and a range of eye level cupboards, space for a tall standing fridge/freezer, additional wooden laminated work surface with a cupboard under and space for a washing machine, eye level cupboard concealing the wall mounted gas boiler, double radiator, inset spot lights, double glazed window to rear and double glazed patio doors to rear giving access to the garden.

First Floor

Landing

Double radiator, loft access and doors to:

Bedroom One



11' 9" x 9' 5" (3.58m x 2.87m) Double glazed window to rear, double radiator, a built-in double wardrobe and a door to the en-suite shower room.

Property Details.

En Suite



Fully tiled shower cubicle, low level WC, wall mounted hand wash basin, double glazed window to rear and a chrome heated towel rail.

Bedroom Two



11' 9" x 8' 1" (3.58m x 2.46m) Double glazed windows to front aspect, double radiator and fitted wardrobes.

Family Bathroom



Panel enclosed bath with mixer taps, low level WC, wall mounted hand wash basin and a chrome heated towel rail, fully tiled walls.

Garden & Parking.



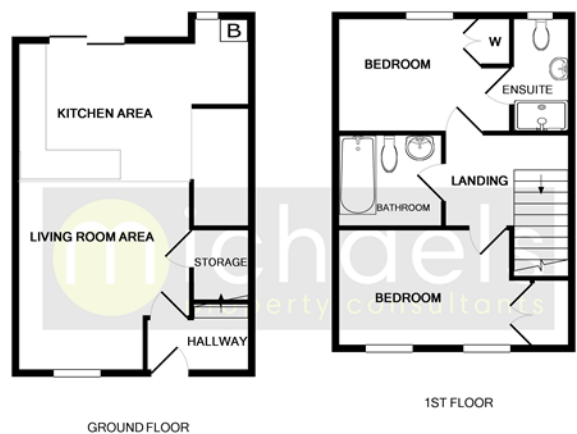
The property benefits from off road parking under a covered carport for one vehicle to the rear, with gated access through to the garden. The garden has two sheds and is mainly laid to patio, with a small lawn area, garden tap. It is fully enclosed by wooden panel fencing. There is also parking in the bays to the front of the property.

Agents Note

There is an communal service charge of approx £10.47p per calendar month.

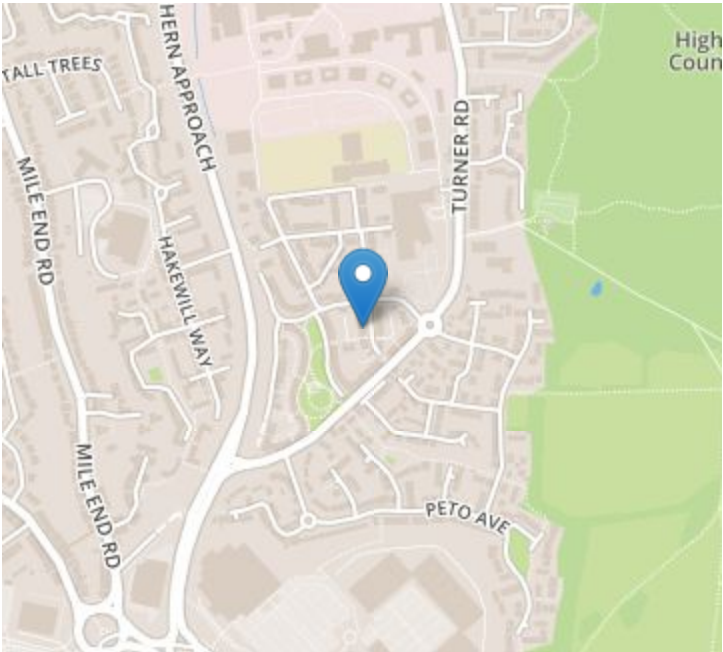
Property Details.

Floorplans

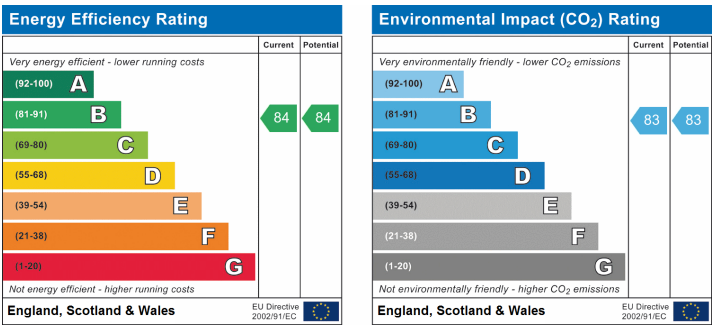


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Location



Energy Ratings



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