



- A Substantial Three Bedroom Detached Coach House
- Offered To The Open Market With No Onward Chain!
- Favourably Positioned To The North Of Colchester
- Close To An Array Of Amenities, Shops & Transport Links
- Boasting Three Double Bedrooms
- En-Suite Bathroom & First Floor Shower Room
- Focal Open Plan Kitchen-Living Room
- Kitchen Equipped With Integrated Appliances
- Added Luxury Of A Garage & Parking
- Private & Enclosed Rear Garden

60 Cambie Crescent, Colchester, Essex. CO4 5DW.

****No Onward Chain**** A substantial three bedroom detached coach house, favourably positioned to the North of Colchester's historic and vibrant city centre and within easy reach of an array of useful amenities, shops, transport links and leisure facilities. Offering a wealth of both open-plan reception space and bedrooms throughout, this home is ideal for the expanding modern day family and working professionals alike.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs rising to first floor, access to:

First Floor Landing

Window to side aspect, inset storage cupboard, airing cupboard, stairs rising to first floor, radiator, doors and access to:

Bedroom Three



9' 7" x 15' 9" (2.92m x 4.80m) Windows to front aspect, radiator,

Shower Room



Window to rear aspect, wall mounted towel rail, tiled floor, W.C, tiled walls, shower cubicle, pedestal wash hand basin

Reception & Kitchen



20' 9" x 21' 8" (6.32m x 6.60m) Windows to front and rear aspect, radiator(s), communication points, open plan to:

Kitchen comprising of; a range of fitted base and eye level units with worksurfaces over, central island with inset gas hob with extractor fan over, space for breakfast stalls under, integrated fridge/freezer, oven/grill, space for washing machine under, inset sink, drainer and tap over, drawers under

First Floor

First Floor Landing

Velux window, airing cupboard, doors and access to:

Master Bedroom



20' 8" x 15' 1" (6.30m x 4.60m) Built in wardrobes, radiator, velux windows to rear aspect, window to front aspect, door to:

Property Details.

En-Suite Shower Room



Panel bath with screen and shower over, pedestal wash hand basin, W.C, velux window to rear aspect

Bedroom Two



8' 6" x 16' 1" (2.59m x 4.90m) Window to front aspect, radiator

Outside, Garden, Outside & Parking



This brilliant home also comes complete with the benefit of a private and enclosed rear garden, accessed via a secure gate to the side of the property. The garden features an expansive lawn area and paved pathway. Boundaries are formed by panel fencing and parking can be found to the front of the property for one vehicle, in front of a single garage.

There is secure access to the garage, from the rear garden. The garage proves the ideal space to secure garden machinery, furniture, bicycles and other items.

Leasehold Information

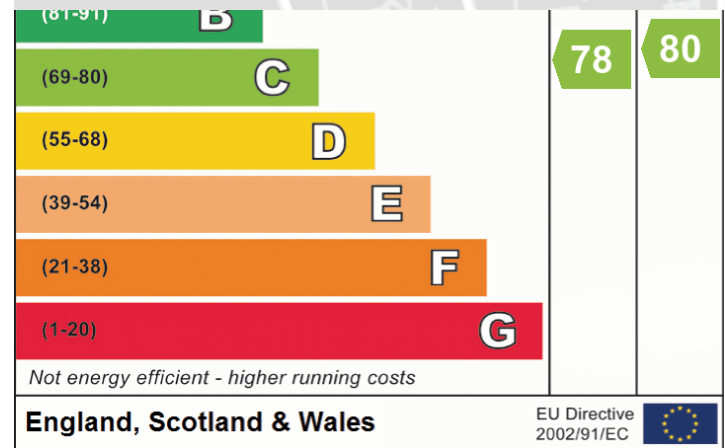
We are informed that this property is offered on a leasehold basis, 999 Years From The 25 March 2002 - therefore offering a very health lease term of 977 years remaining. We advise all interested parties to confirm associated leasehold charges, including service charge and ground rent with a consultant from our consultancy and then request similar confirmation at an early stage of their conveyance with their appointed solicitor, 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.