



- Incredibly Spacious Three Bedroom Town House
- Pinnacle Position Within Colchester's Vibrant Town Centre
- Benefiting From Two Private Balconies With Unrestricted River Views
- Fully Equipped Kitchen-Diner
- Downstairs Cloak Room
- Family Bathroom Suite & En-Suite Bathroom To Principal Bedroom
- Three Double Bedroom Property
- Added Advantage Of A Garage
- Private Low Maintenance Rear Garden

## 28 Parkside Quarter, Colchester, Colchester, Essex. CO1 1EA.

\*Guide Price £375,000-£400,000\* Town House Living At It's Finest!

Occupying a fantastic position on the bank of the River Colne, offering unrestricted picturesque scenic views and within touching distance of Colchester's stunning Castle Park, is this executive three double bedroom town house. It's accommodation evenly distributed across three floors, ideal for the expanding family and offering modern day living. Residing in a pinnacle position within Colchester's vibrant town centre and a five minutes walk from Colchester's mainline station, it is ideal home for any working professional.





second floor, this featuring the principal bedroom with en-suite shower room, bedroom two and a separate family bathroom suite. The principal bedroom has the rare find of both built in wardrobes and an additional private balcony, ideal for a small bistro table for that all important coffee.

With busy working schedules in mind, this home has been designed with a tasteful low maintenance rear garden, laid to patio and enclosed by panel fencing with secure rear access. Completing the property is a single garage. Offered with no onward chain, we advise early internal enquiries and registering your interest today.

# Property Details.

## Ground Floor

### Entrance Hall

12' 5" x 6' 6" (3.78m x 1.98m) Entrance door to front aspect, tiled flooring, double glazed window to front aspect, radiator, stairs to first floor, further doors to:

### Downstairs Cloakroom

W.C, tiled floor, wash hand basin, obscure window to front aspect

### Kitchen-Diner



18' 3" x 11' 1" (5.56m x 3.38m) A modern kitchen-diner comprising of tiled flooring, a range of fitted wood effect base and eye level units with work surfaces over, inset stainless steel sink, drainer and mixer tap over, inset spotlights, double glazed window to front & rear aspect, glazed door to rear aspect providing access to private rear garden, space for stainless steel range cooker (STN) with extractor fan over, benefiting from; integrated fridge/freezer, washing machine, dishwasher and further draw units

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## First Floor

### First Floor Landing

Stairs to ground and second floor, double glazed window to front aspect, further doors to:

## Reception Room



17' 5" x 11' 10" (5.31m x 3.61m) dual aspect double glazed windows, with views of River Colne to front, feature fire place, radiator, glazed doors to private balcony and enclosed by cast iron railings, variety of communication input/output

## Bedroom Three



10' 10" x 10' 4" (3.30m x 3.15m) Dual aspect double glazed window to rear aspect, radiator

## Second Floor

### Second Floor Landing

Double glazed window to front aspect, benefiting from a built in storage cupboard, further doors to:

# Property Details.

## Principal Bedroom



12' 5" x 10' 4" (3.78m x 3.15m) Double glazed french doors to front aspect (providing access to private balcony with views of River Colne), built in wardrobe, radiator, further access to:

## Family Bathroom



Double glazed obscure window to rear aspect, tiled flooring, a wash hand basin, W.C, panel bath

## En-Suite



En-Suite comprising double glazed obscure window to front aspect, tiled flooring, wash hand basin, W.C, double width shower cubicle

## Outside



With busy working schedules in mind, this home has been designed with a tasteful low maintenance rear garden, laid to patio and enclosed by panel fencing with secure rear access. As previously mentioned, the property benefits from two private balconies, over looking the River Colne and both enclosed by cast iron railing. Completing the property is a single garage.

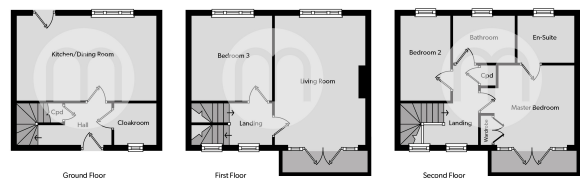
## Bedroom Two



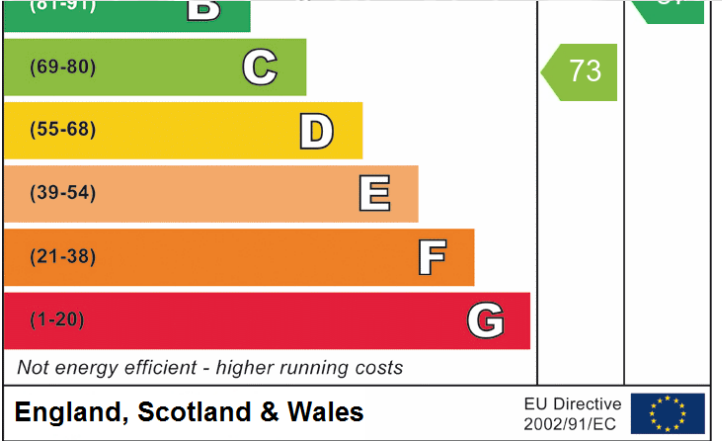
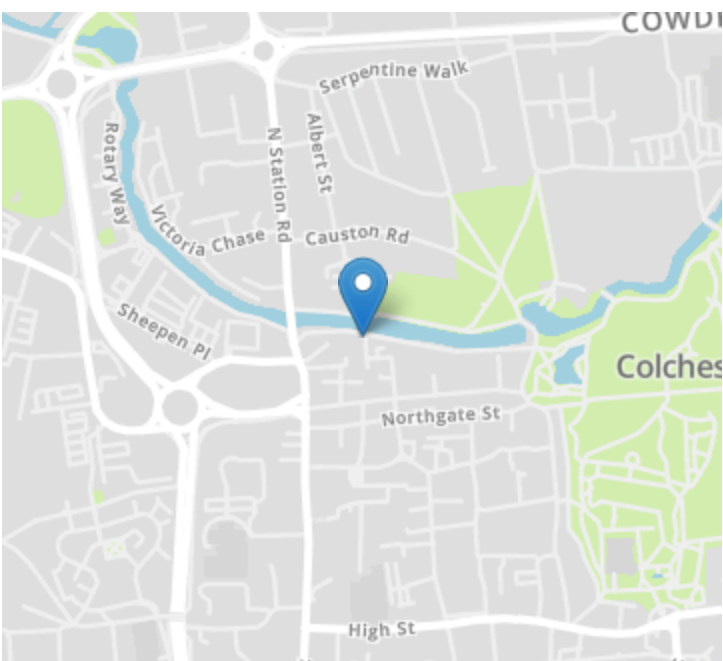
10' 1" x 6' 7" (3.07m x 2.01m) Double glazed window to rear aspect, radiator

# 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.