



- Exceptionally Well Presented Semi Detached Home
- Updated And Improved To A High Standard
- Two Double Bedrooms
- 20ft Sun Room (Potential Downstairs Bedroom)
- Beautiful Family Bathroom With Roll Top Bath Tub
- Landscaped Rear Garden With Summer House
- West Of Colchester

**10 King Coel Road, Colchester, Essex.
CO3 9AG.**

Presented to the market in impeccable condition is this much loved and improved two bedroom semi-detached house positioned to the West of Colchester with excellent access to the A12, Tollgate Business Park and Colchester Town Centre. Having been upgraded over the recent years this exceptional home is offered in pristine condition throughout and would make an ideal first time buy.



Call to view 01206 576999



Property Details.

Ground Floor

Living Room



11' 1" x 11' 1" (3.38m x 3.38m) With double glazed window to front, wood flooring, Victorian radiator, cast iron feature fireplace with built in storage to either side, solid oak door to;

Dining Room



13' 8" x 11' 1" (4.17m x 3.38m) With double glazed window to rear, wood flooring, Victorian radiator, stairs rising to first floor, solid oak door;

Kitchen



10' 5" x 7' 1" (3.17m x 2.16m) With double glazed window to side, a range of matching eye level and base units with drawers and worktops over, inset Blanco sink and drainer, integrated fridge/freezer and washing machine, gas range cooker with extractor hood over, open to;

Lobby

With double glazed window to side, storage cupboard, solid oak door to;

Sun Room/Office/Downstairs Bedroom



20' 2" x 6' 8" (6.15m x 2.03m) With double glazed window to side, French doors to rear, Victorian radiator, door to;

Downstairs Cloakroom

With close coupled WC, wash hand basin.

First Floor

Landing

With solid oak doors to;

Property Details.

Bedroom One



11' 1" x 11' 1" (3.38m x 3.38m) With double glazed window to front, Victorian radiator, cast iron fireplace.

Bedroom Two



10' 10" x 8' 4" (3.30m x 2.54m) With double glazed window to rear, Victorian radiator, two cupboards.

Family Bathroom



With double glazed obscure window to rear, Victorian feature heated towel rail, low level WC, wash hand basin, roll top free standing bath tub with shower attachment.

Outside

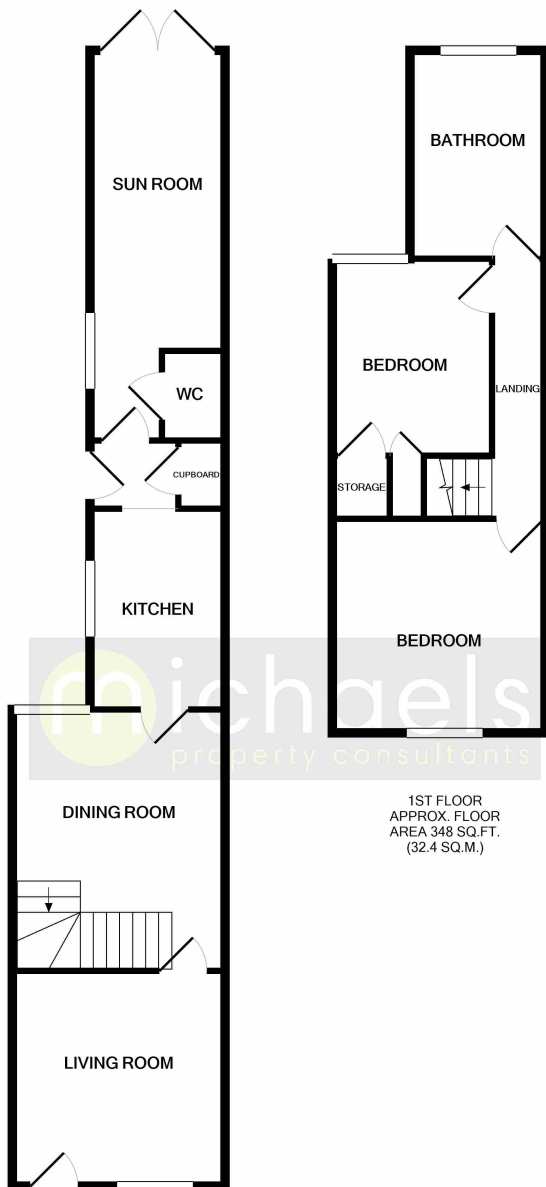
Rear Garden



A landscaped rear garden enclosed by fencing with gated side access, low maintenance offering artificial grass and a summer house with power connected.

Property Details.

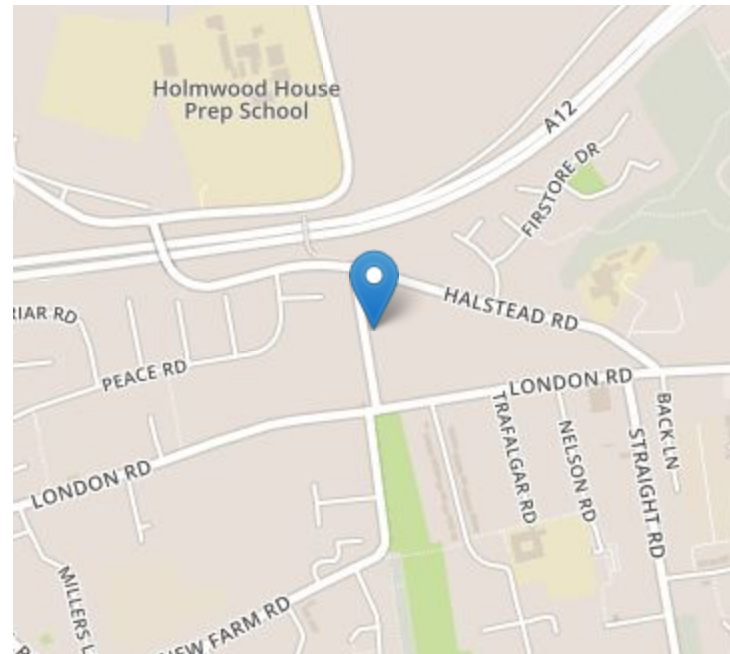
Floorplans



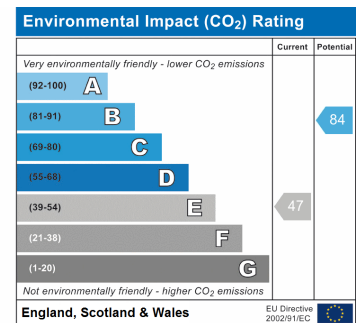
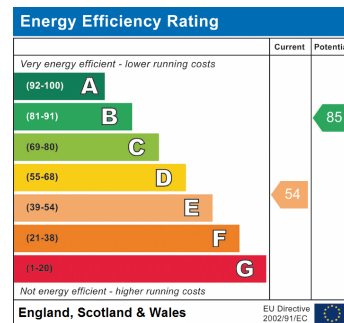
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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.