



- Located On The Popular 'Solus Development'
- Three Generous Bedrooms
- Downstairs Cloakroom
- Garage & Driveway
- Within Close Proximity Of Colchester's City Centre
- Formal Reception Room With Direct Access To Garden
- Suitable For A First Time Buyer, Small Family Or Working Professional
- Well Decorated Throughout
- Modern Bathroom Suite

35 Foundation Way, Colchester, Colchester, Essex. CO2 9FY.

Guide Price £390,000 - £410,000 Residing on the popular 'Solus Development' and within striking distance of an array of useful amenities, shops, choice of schooling and served by an excellent bus network to Colchester's City Centre, lies this well presented three bedroom detached family home. This inviting three-bedroom detached residence is nestled in a sought-after family-friendly community south of Colchester. Boasting generous living spaces, three generous bedrooms and a modern family bathroom.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator.

Living Room/Dining Area



17' 9" x 13' 0" (5.41m x 3.96m) UPVC window to front and rear aspect, radiator, single door to garden.

Kitchen



11' 0" x 8' 11" (3.35m x 2.72m) Full range of eye level units, cupboards and work surfaces, integrated appliances, including dishwasher, fridge/freezer, electric fan assisted oven, gas hob, tiled flooring, tiled splash back, UPVC window to rear aspect.

First Floor

Landing

Access to loft hatch, door to:

Bedroom One



14' 1" x 9' 2" (4.29m x 2.79m) UPVC window to rear aspect, radiator.

Bedroom Two



11' 5" x 10' 7" (3.48m x 3.23m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Three



9' 1" x 8' 4" (2.77m x 2.54m) UPVC window to front aspect, radiator.

Bathroom



Low level W.C, vanity wash basin, radiator, panelled bath with shower attached, obscured window to front aspect.

Outside



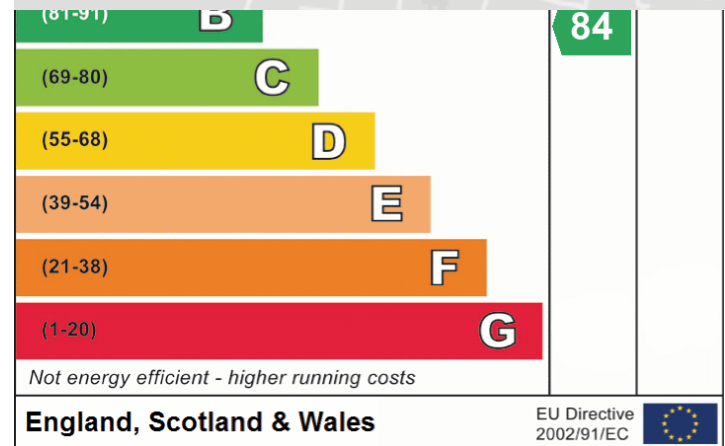
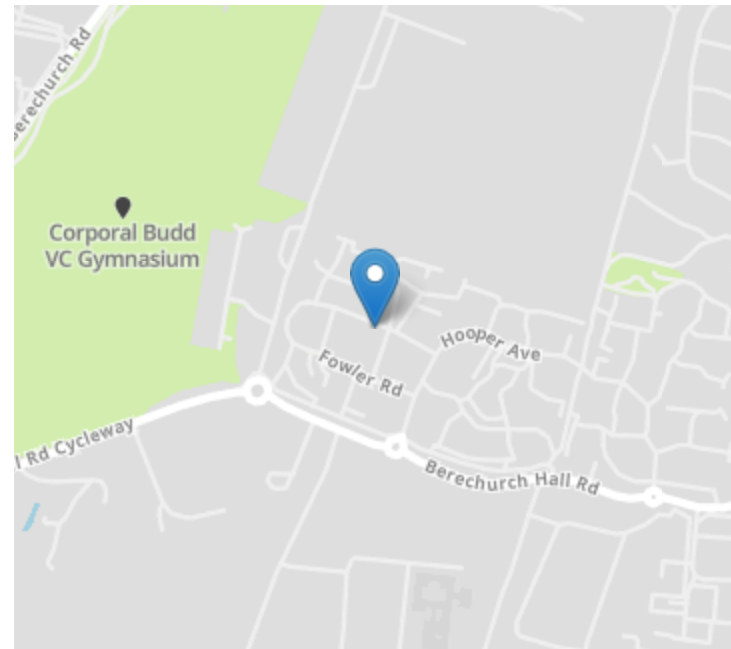
Outside, the rear garden offers a tranquil setting with a lawn area and a patio, while a personnel door provides access to the garage. The property also boasts off-road parking via a driveway to the front and side, alongside the added convenience of a garage with an up-and-over door.

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.