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property consultants

- GUIDE PRICE £240,000 - £250,000
- Low Maintenance Garden
- East Of Colchester
- Three Generous Bedrooms
- Lounge & Kitchen/Diner
- Access To Essex University
- Solar Panels

**26 Ferdinand Walk, Colchester, Essex.
CO4 3TS.**

GUIDE PRICE £240,000 - £250,000 Positioned within a stones throw from Essex University and Hythe Train Station to the East of Colchester is this three bedroom end of terraced home offered in good condition throughout. With great access to local amenities, schooling and walks through salary brook local nature reserve. Offering three generous bedrooms, spacious lounge, kitchen/diner, downstairs cloakroom and family bathroom, low maintenance garden, ample parking and the added bonus of Solar Panels.



Property Details.

Ground Floor

Entrance Hall

With wood floor, radiator, stairs rising to first floor, storage under, further storage cupboard, double glazed door to rear, and doors to;

Lounge



16' 7" x 11' 7" (5.05m x 3.53m) With double glazed window to front, radiator, TV point.

Kitchen/Diner



11' 8" x 9' 7" (3.56m x 2.92m) With double glazed window to rear, radiator, a range of matching eye level and base units with worktops over, inset sink and drainer, space for kitchen appliances.

Cloakroom

With obscure window double glazed window to rear, low level WC, wash hand basin, wood floor.

First Floor

Landing

With storage cupboard, loft access and doors to;

Bedroom One



12' 2" x 10' 6" (3.71m x 3.20m) With double glazed window to front, radiator, built in wardrobe and large storage cupboard.

Bedroom Two



11' 1" x 9' 8" (3.38m x 2.95m) With double glazed window to rear, radiator, built in wardrobes.

Property Details.

Bedroom Three



With double glazed window to front, radiator.

Bathroom



With obscure double glazed window to rear, low level WC, wash hand basin, panelled bath with shower attachment.

Outside

Garden



A low maintenance rear garden enclosed by fencing and brick walling offering rear access and a garden shed to remain which also has power and light.

Parking

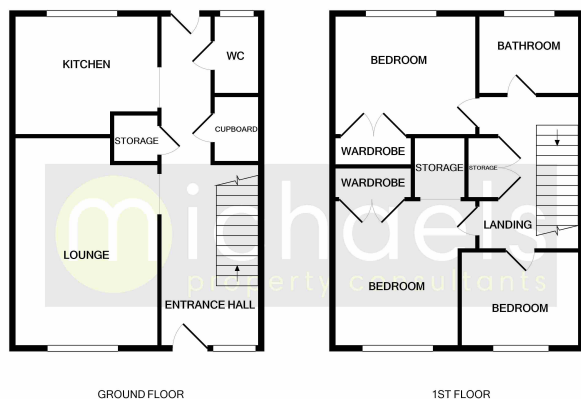
There is parking available in the car park area located to the rear of the property.

Agents Note

Please note this property benefits from Solar Panels which are owner outright. Further details are available on request.

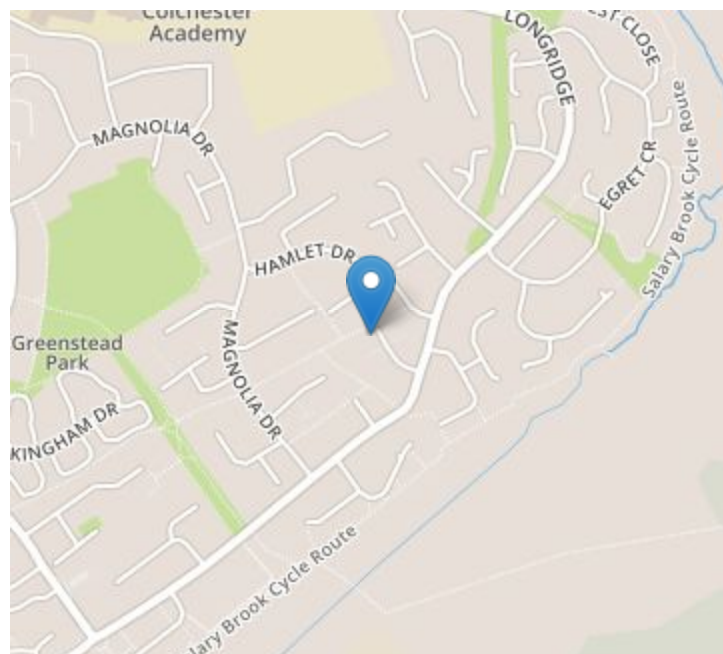
Property Details.

Floorplans

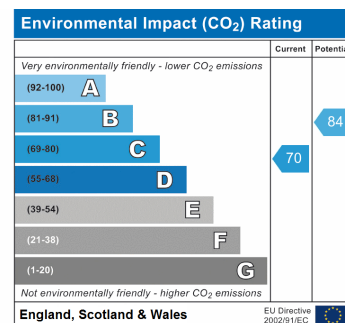
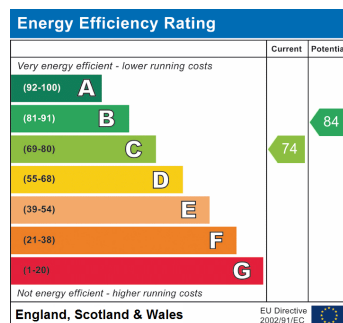


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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