



- Offered To Market On A Chain Free Basis
- Two Bedroom Coach House
- Close To City Centre Station - Offering Direct Links To London Liverpool Street Within The Hour
- Large Living Room
- Modern Kitchen With Integrated Appliances
- Tiled Bathroom Suite
- Two Well-Proportioned Bedrooms
- Off Road Parking
- Viewings Now Available - Appointment Required

## 42 Peache Road, Colchester, Essex. CO1 2FS.

Excellent Freehold Two-Bedroom Coach House – East of Colchester City Centre – This well-presented two-bedroom coach house is located to the east of Colchester city centre, offering easy access to local shops, amenities, and the University of Essex. Colchester City Station provides fast links to London Liverpool Street in under an hour, making it ideal for working professionals, couples, or individuals. The property features a modern open-plan kitchen, dining, and living area, with high-gloss units and benefitting from integrated appliances. Both bedrooms are generously proportioned, with the master bedroom benefitting from built-in wardrobes. The bathroom is fully tiled, and the home is further enhanced by gas central heating, full double glazing, and parking to the rear.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall



### Kitchen



7' 9" x 7' 7" (2.36m x 2.31m)

## First Floor

### Living Room



17' 9" x 16' 11" (5.41m x 5.16m)

### Bathroom



6' 9" x 5' 7" (2.06m x 1.70m)

### Master Bedroom



11' 8" x 10' 0" (3.56m x 3.05m)

# Property Details.

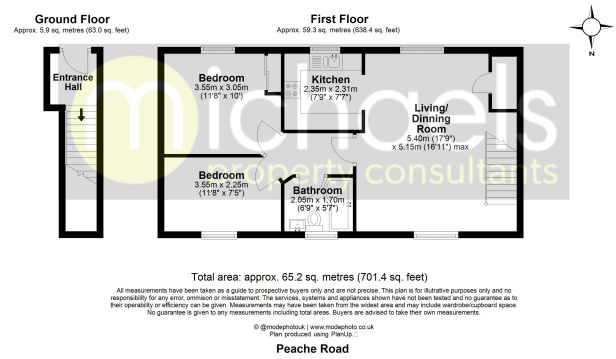
## Bedroom Two



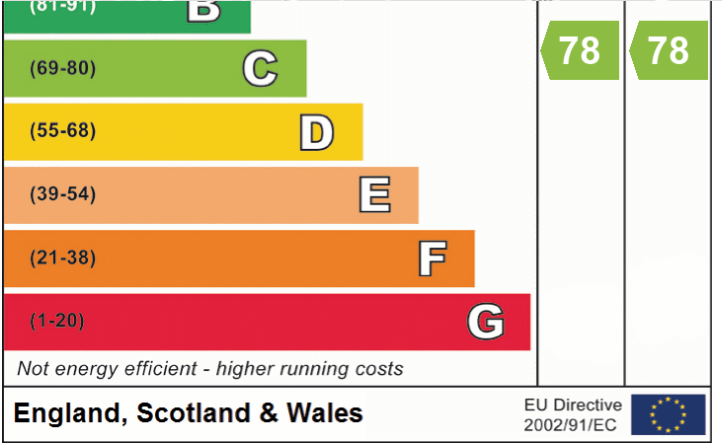
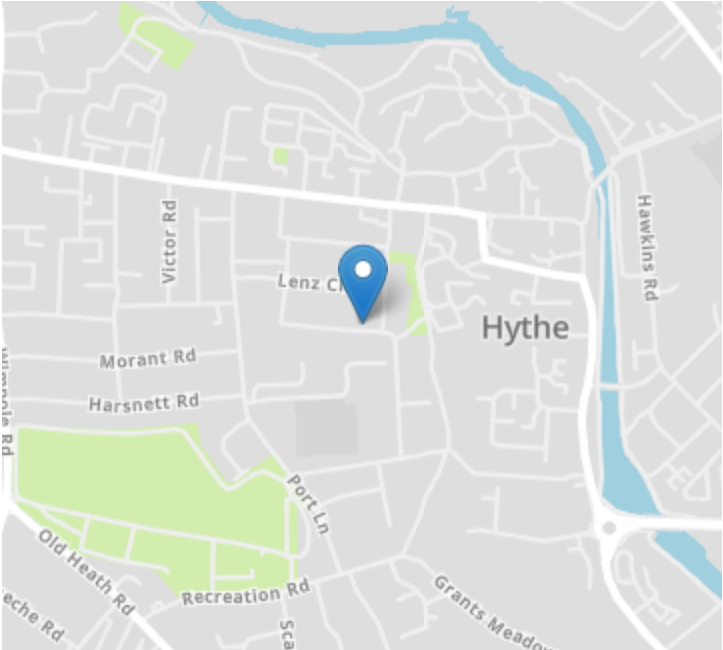
11' 8" x 7' 5" (3.56m x 2.26m)

# 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.

