

# £170,000



- An Excellent Two Bedroom First Floor Maisonette
- North-East Colchester Location
- Two Double Bedrooms
- Added Luxury Of A Private Garden!
- Offered To Market On A Chain Free Basis
- Large Reception Room
- Ideal First Time Purchase Or Investment
- North Colchester Position Close To Amenities, Schools, Bus Network & University Of Essex

18 Dewberry Close, Colchester, Colchester, Essex. CO4 3RT.

\*\* Guide Price £170,000 to £180,000 \*\* Offered to the market with the added benefit of no onward chain is the excellent two bedroom first floor maisonette, offering generous reception and bedroom accommodation throughout and complete with the added luxury of a private garden and parking. Situated to the north-east of Colchester's city centre and within walking distance of an array of useful amenities, shops, schooling and transport links, this property suits a diverse range of prospective owners. Favourably positioned and overlooking a large greensward, highlights of this property include; an entrance hall with inset storage, large reception room, fitted kitchen-diner with space for appliances, two generously proportioned double bedrooms and bathroom suite.



Call to view 01206 576999



## Property Details.

#### **Ground Floor**

#### **Entrance Hallway**



Porch

#### First Floor

#### Cloakroom

#### Bathroom



5' 6" x 5' 2" (1.68m x 1.57m)

#### **Living Room/Dining Area**



15' 8" x 14' 7" (4.78m x 4.45m)

#### Kitchen



12' 11" x 9' 6" (3.94m x 2.90m)

#### **Bedroom One**



12' 9" x 12' 2" (3.89m x 3.71m)

### Property Details.

#### **Bedroom Two**



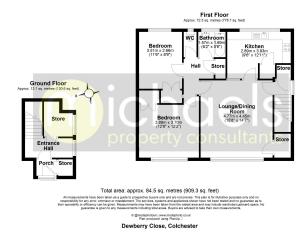
11'6" x 8'9" (3.51m x 2.67m)

### **Agents Notes & Lease Information**

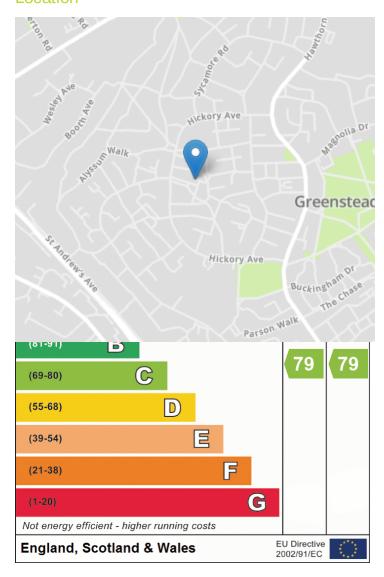
We have been advised by the seller that there is 87 years remaining on the lease with a ground rent of £10 PA and a service charge of £400 PA. We do however advise that all buyers are to clarify this information with their solicitor.

### 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.

