



- An Ideal First Time Buy Or Investment Property
- Modern Terraced Property
- Two Double Bedrooms
- Open Plan Lounge/Diner
- Double Glazed Windows With Fitted Blinds Throughout
- Sizeable Rear Garden
- Two Allocated Parking Spaces

4 Hyderabad Close, Colchester, Essex. CO2 7FZ.

Located centrally to Colchester Town in the popular Praecedo development is this contemporary two double bedroom terraced home offering excellent access to Colchester Town Train Station and a variety of locals shops and restaurants. Ideal for a first time buyer or an investor this modern home offers two double bedrooms, a modern family bathroom and downstairs cloakroom, fitted kitchen with appliances and an open plan lounge/diner with French doors to the rear garden. The rear garden is a generous size and is enclosed by fencing with gated side access. The property also benefits from two allocated parking spaces.



Property Details.

Ground Floor

Entrance Hall

With stairs to first floor, open to kitchen and doors to cloakroom and lounge/diner.

Kitchen



10' 0" x 5' 4" (3.05m x 1.63m) With window to front, a range of matching eye level and base units with drawers and worktops over, electric oven and hob with extractor hood over, inset sink and drainer, integrated fridge/freezer.

Downstairs Cloakroom

With window to front, radiator, wash hand basin, close coupled WC.

Lounge/Diner



14' 9" x 12' 3" (4.50m x 3.73m) With french doors to rear, radiator, TV point, large storage cupboard.

First Floor

Landing

With loft access and doors to;

Bedroom One



12' 3" x 8' 7" (3.73m x 2.62m) With two windows to rear, radiator.

Property Details.

Bedroom Two



12' 3" x 8' 9" (3.73m x 2.67m) With two window to front, radiator, storage cupboard.

Family Bathroom



With close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls, radiator.

Rear Garden



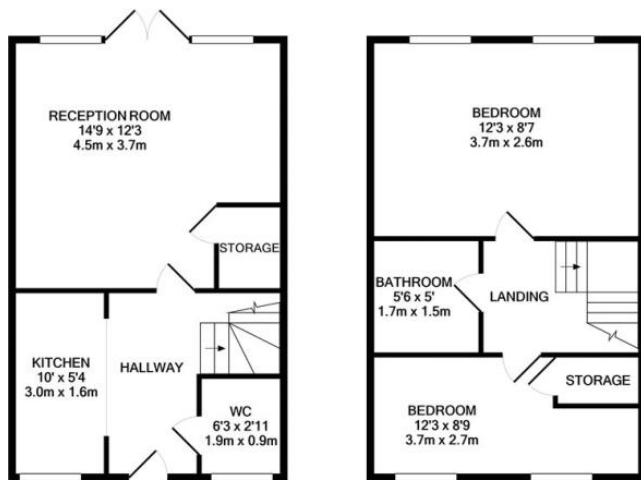
A sizeable rear garden enclosed by panel fencing with gated side access, garden shed to remain.

Parking

Two allocated parking spaces.

Property Details.

Floorplans



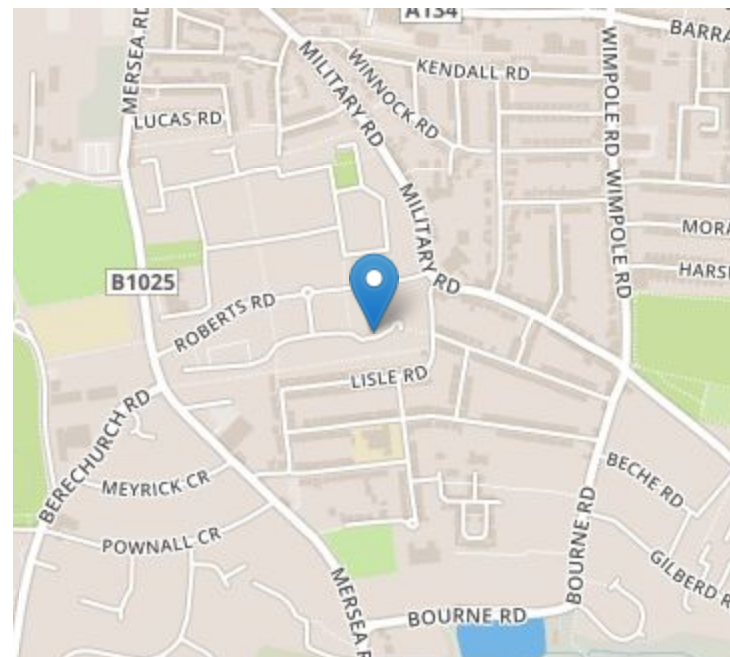
GROUND FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

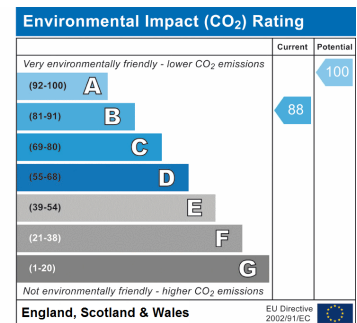
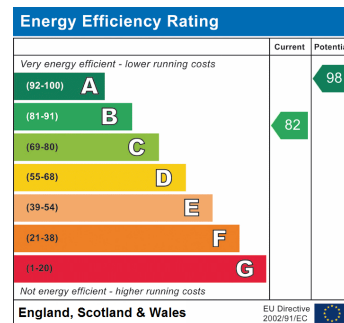
TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

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.