



- Located In A Delightful Cul De Sac Position
- Conservatory
- Open Plan Kitchen/Dining Area
- Driveway & Garage
- Two Generous Bedrooms
- Ideal First Time Purchase Or Investment Opportunity
- Mature & Large Private Rear Garden

## 5 Tortosa Close, Colchester, Essex. CO2 8YG.

Residing towards the popular south side of Colchester, lies this two bedroom end of terrace house. Ideal for any first time buyer or working professional, this property boasts an array of features throughout, benefitting from a driveway, garage, low maintenance mature garden and a large conservatory. The property is accessed through the 'Mountbatten Drive' development and is within close proximity and easy access to Colchester's City Centre and station.





# Property Details.

## Ground Floor

### Living Room



14' 10" x 12' 8" (4.52m x 3.86m) UPVC window to front aspect, radiator, door into:

### Kitchen/Dining Area



12' 8" x 9' 4" (3.86m x 2.84m) UPVC window & door leading into conservatory, range of base and eye level units, space for appliances, electric cooker with electric hob.

### Conservatory



8' 3" x 8' 2" (2.51m x 2.49m) UPVC French doors into garden.

## First Floor

### Landing

Access into loft hatch, door leading to:

### Bedroom One



10' 6" x 10' 2" (3.20m x 3.10m) UPVC window to front aspect, built in wardrobes, radiator.

# Property Details.

## Bedroom Two



10' 6" x 6' 8" (3.20m x 2.03m) UPVC window to rear aspect, built in wardrobes, radiator.

## Shower Room

6' 5" x 6' 2" (1.96m x 1.88m) Low level W.C, vanity wash basin, shower cubicle, radiator.

## Outside

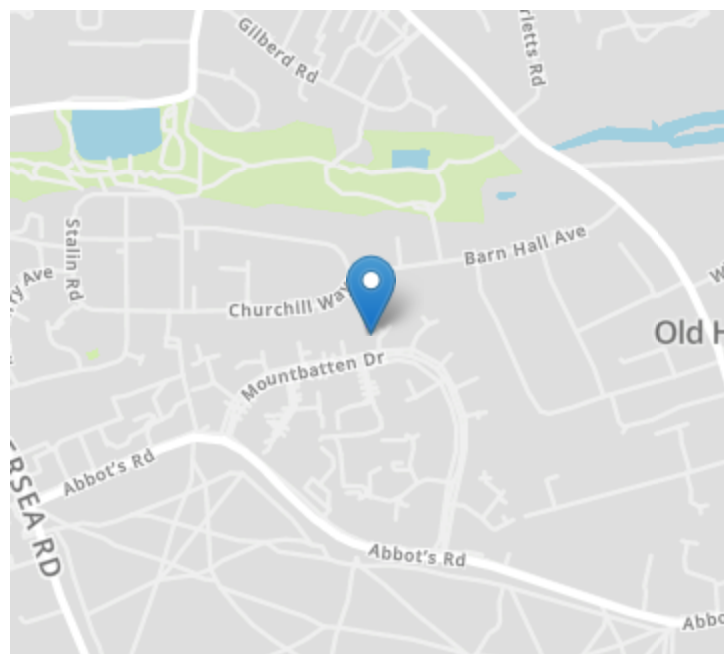


Outside the property offers a low maintenance garden, with side access to the front of the property. To the front provides a shared entrance with allocated parking for two cars and a garage. Viewings are highly advised to appreciate the quality of accommodation on offer.

# Property Details.

## Floorplans

## 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.