



- Deceptively Spacious Two Bedroom Coach House
- Freehold Coach House
- Modern Family Shower Room
- Two Generous Bedrooms
- Open-Plan Kitchen/Living/Dining Area With High Specification Finishes
- Benefitting From A Garage
- Two Allocated Parking Spaces & Further Visitors Parking
- Central Colchester Position - Close To Abbey Fields & Colchester's City Centre
- Presented To Market In Good Order
- Close To Shops, Amenities, Transport Links & Schools

## 46 Kensington Road, Colchester, Essex. CO2 7FH.

We are pleased to present to market this excellent and deceptively spacious two bedroom coach house, situated in central Colchester and moments from our historic and colourful city centre. Within striking distance of an array of useful amenities, shops, schools and transport links - everything proves to be within walking distance. Complete with high end fittings and offering open-plan living to a high standard, it presents itself as the ideal first time purchase or investment. This home also has the added benefit of a garage.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor:

### Landing



Window to rear aspect, airing cupboard, doors and access to:

## Living/Kitchen/Dining Area



20' 0" x 14' 0" (6.10m x 4.27m) A modern fitted kitchen-diner comprising of a range of base and eye level fitted units with worksurfaces over and drawers under, a range integrated appliances ranging from; fridge/freezer, oven and grill, inset hob with extractor fan over, washing machine, inset sink, drainer and taps over, window to front and rear aspect, radiator(s), communication points

# Property Details.

## Master Bedroom



13' 0" x 10' 9" (3.96m x 3.28m) Patio doors to front aspect, bespoke shutters, Juliette balcony, radiator, built in wardrobes

## Bedroom Two



14' 0" x 7' 11" (4.27m x 2.41m) Window to front aspect, radiator

## Shower Room



A modern fitted shower room comprising of; a shower cubicle with glass screen, wash hand basin, W.C, wall mounted heated towel rail, tiled walls, window to rear aspect

## Additional Information

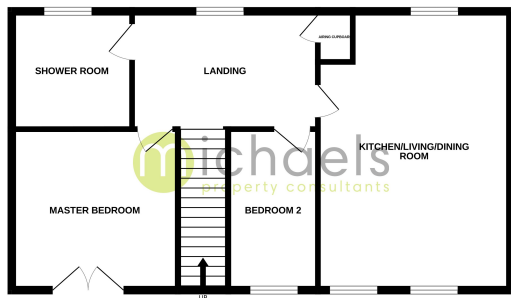


Please be advised this coach house is offered on a freehold basis. Please be advised that an estate charge is payable at £152.00p (circa) per annum, to Trinity Estates. This contributes towards the private development, roads and infrastructure. We advise all interested parties to confirm this information with their recommended solicitor.

EPC awaited.

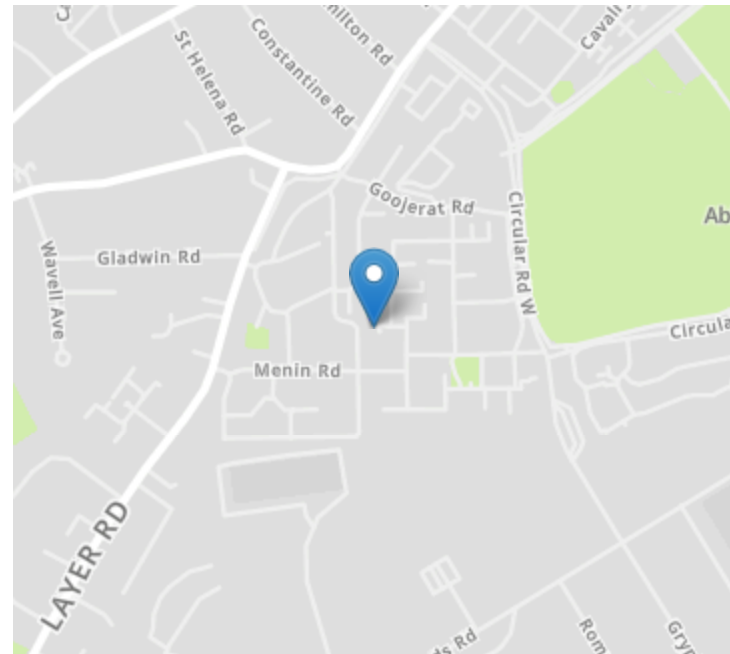
# Property Details.

## Floorplans



We do not warrant the floor plan is accurate or that the floor plan is a true representation of the property. The floor plan is a guide only and should not be relied upon for the purchase of the property. The floor plan is a guide only and should not be relied upon for the purchase of the property. The floor plan is a guide only and should not be relied upon for the purchase of the property.

## 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.