



- Close To Colchester's Town Centre & Abbey Field
- Three Bedroom Modern Town House
- Utility Room & Cloak Room
- Well Proportioned Living Room
- Three Well Proportioned Bedrooms
- En-suite To Master Bedroom
- Integral Garage & Off Road Parking
- Large Private Rear Garden With Rear Access
- Modern Fitted Kitchen-Diner With Integrated Appliances

**15 Brigade Grove, Colchester, Essex.
CO2 7FY.**

This spacious and modern three bedroom town house is situated within moments of Colchester's Town Centre & Abbey Fields. Recently constructed by reputable national builders Taylor Wimpey to a high standard, this family home allows for modern day living with its accommodation evenly distributed across three floors. The ground floor accommodation commences with a welcoming entrance hall, of which leads on to a downstairs shower room and utility room. One of the bedrooms is conveniently located on the ground floor and has UPVC french doors leading out on to a private rear garden, therefore making the ideal teenagers bedroom.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor, tiled flooring, radiator, further doors to:

Shower Room

Low level WC, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Three



9' 6" x 10' 5" (2.90m x 3.17m) Fitted wardrobes, radiator, UPVC window to rear aspect & UPVC french doors to rear aspect

Utility Room

8' 1" x 6' 4" (2.46m x 1.93m) UPVC door to rear aspect (leading to rear garden), base level units with inset stainless steel sink, drainer and mixer tap over, wall mounted gas boiler, tiled floor, space for washing machine under counter

First Floor

First Floor Landing

Stairs to ground and second floor, radiator, UPVC window to front aspect, further doors to:

Living Room



16' 8" x 11' 8" (5.08m x 3.56m) Radiator, television ariel point, UPVC windows to rear aspect, wood effect flooring throughout

Cloakroom

W.C, wash hand basin, radiator

Kitchen-Diner



13' 8" x 9' 8" (4.17m x 2.95m) UPVC window to front aspect, a range of modern fitted base and eye level units with roll top working surfaces over, integrated electric fan assisted oven and grill, inset electric hob with extractor fan over, integrated dishwasher, tiled splash back, tiled floor throughout, radiator

Second Floor

Second Floor Landing

Stairs to first floor, further doors to:

Property Details.

Master Bedroom



UPVC window to rear aspect, built in wardrobes and over head storage, radiator, further door to:

En-suite Bathroom



W.C, wash hand basin with tiled splash back, shower cubicle with tiled wall finish, radiator

Bedroom Two



Double glazed window to front aspect, radiator.

Family Bathroom



Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps and shower rinser, part tiled walls, radiator.

Outside

Garden, Garage & Parking

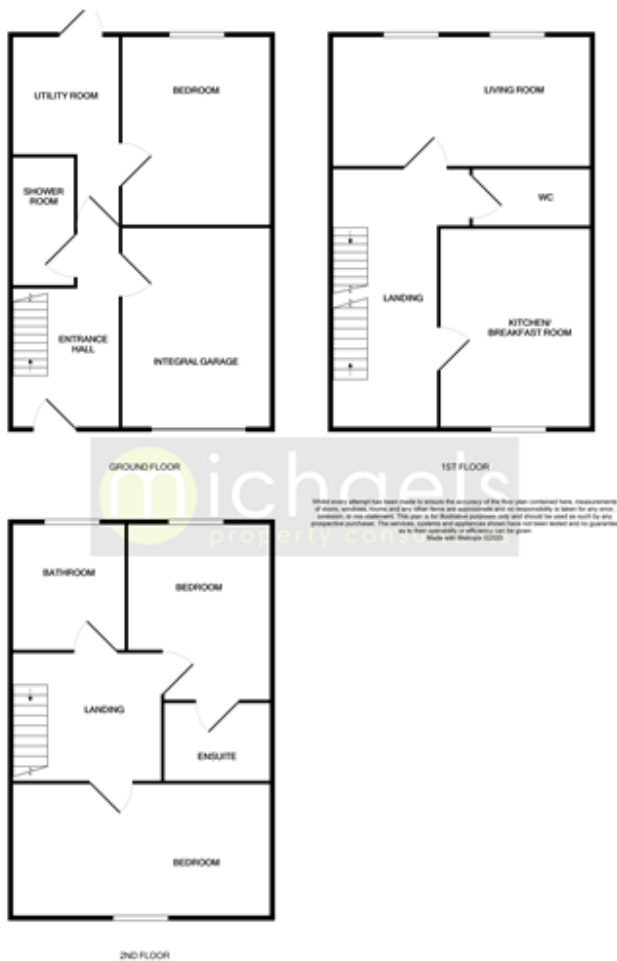


This property benefits for a beautiful rear garden. The garden is well proportioned and commences with a patio area, with a garden path leading to the rear of the garden. The remainder of the garden is predominantly laid to lawn and enclosed by panel fencing. There is a gate providing rear access to the house.

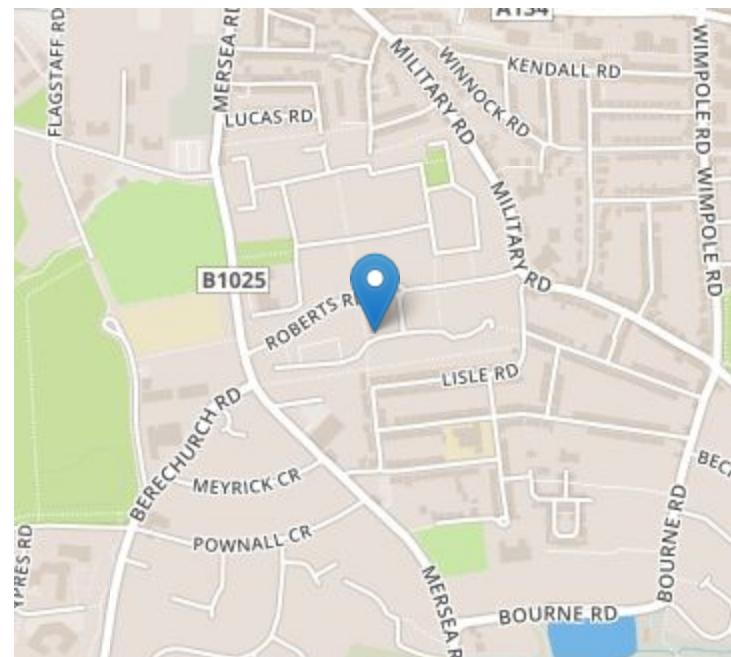
To the front of the property, there is a private driveway, providing off road parking. There is the benefit of an integral garage.

Property Details.

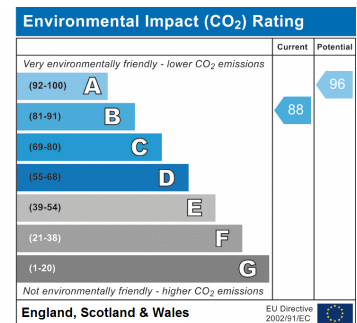
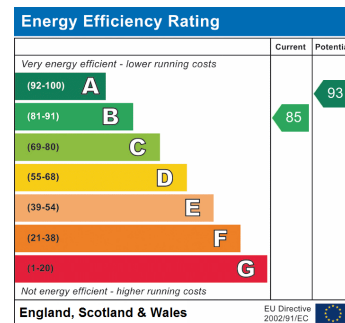
Floorplans



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.