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- The Finest Example Of Town House Living
- Prime North Colchester Position
- Four Generous Bedrooms Over Three Floors
- En-Suite Shower Room To Master Bedroom
- Open Plan L-Shape Kitchen-Diner
- Downstairs W.C
- Seperate Family Bathroom Suite
- Large Reception Room
- Private Allocated Parking
- Offered To Market With No Onward Chain!

12 Kirk Way, Colchester, Colchester, Essex. CO4 5ZN.

** Guide Price £350,000 -£375,000 ** Residing to the North of Colchester, with it's accommodation evenly distributed across three floors, is this deceptively spacious four bedroom middle terrace town house. An example of town house living at it's finest, this home is within easy reach of some of the cities most favourable education, a short walk to The Gilbert Secondary School. It is also moments from Colchester's eagerly anticipated Northern Gateway, home to an array of excellent amenities and leisure facilities, ranging from cinema, well established eateries and a premium health club. Served by an excellent bus network, Colchester's North Station (offering direct links to London Liverpool Street Station) is only a five minute busy journey, ten minute cycle or thirty minute walk away.



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Property Details.

Ground Floor

Entrance Hall

Cloakroom

Dining/Family Area



14' 2" x 10' 9" (4.32m x 3.28m)

Kitchen



14' 2" x 10' 9" (4.32m x 3.28m)

First Floor

First Floor Landing

Bedroom Two



14' 2" x 8' 1" (4.32m x 2.46m)

Family Bathroom



Reception Room



14' 2" x 10' 4" (4.32m x 3.15m)

Second Floor

Second Floor Landing

Property Details.

Master Bedroom



14' 1" x 10' 4" (4.29m x 3.15m)

En-Suite Shower Room

Bedroom Three



8' 1" x 7' 6" (2.46m x 2.29m)

Bedroom Four



11' 4" x 6' 2" (3.45m x 1.88m)

Outside, Garden & Parking



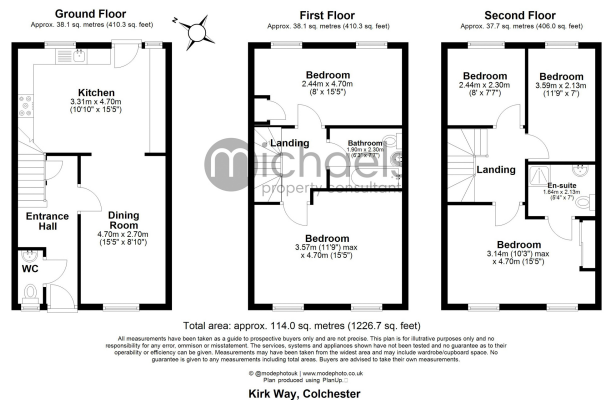
Outside, a large private garden of a low maintenance design can be found, with the majority laid to patio and enclosed by panel fence boards. There is the benefit of a garden shed and a gate provides bolted secure access to a communal off road parking area, exclusively for the use of residents and offers one off road allocated parking space. Further parking is accessible on road for residents and visitors alike.

Agents Notes

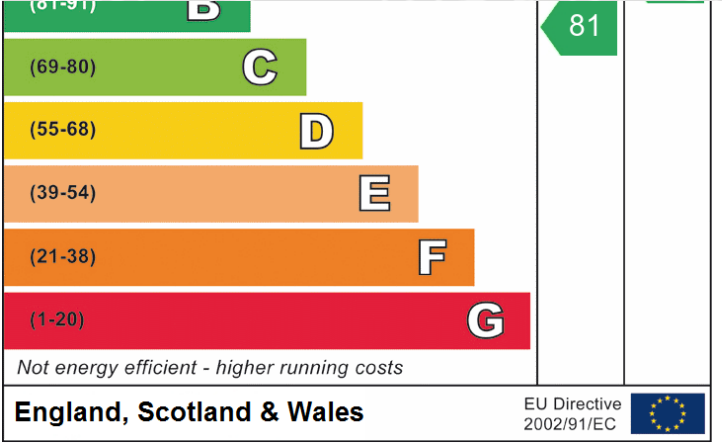
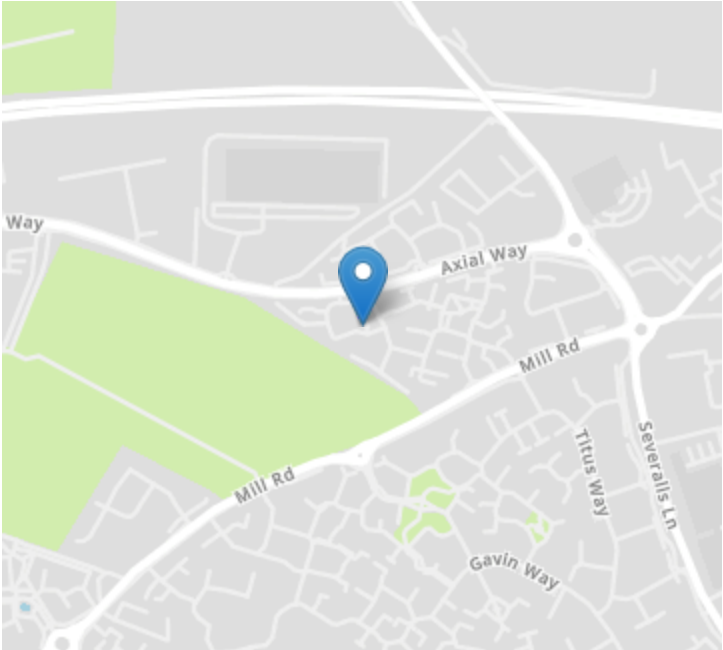
We have been advised by the seller that there is an annual service charge of £450, payable in two instalments per year, which covers communal maintenance and parking.

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.

