



- Beautifully Modernised To A High Standard
- Two Bedroom Semi-Detached House
- Sizeable First Floor Bathroom
- Two Reception Rooms
- Newly Fully Fitted Kitchen
- South Facing Rear Garden
- Outbuildings With Plumbing
- Private Driveway
- Must Be Viewed To Be Appreciated

**11 Meyrick Crescent, Colchester, Essex.
CO2 7QX.**

This beautifully presented and recently refurbished to a high standard, two bedroom semi-detached family home is fortunately positioned within close proximity to Colchester's town centre, mainline station to London Liverpool Street and offers very sought after primary and secondary school catchments. Internally, the living accommodation comprises of cosy living area with open fire place, separate dining room, modern fully fitted kitchen, very sizeable first floor family bathroom and two double bedrooms - the master bedroom with ample built in wardrobes. Outside offers an impressive south facing large rear garden, mainly laid to lawn, with outbuildings with plumbing, utility room and cloak room.



Property Details.

Ground Floor

Entrance Hall

Wood effect flooring, stairs rising to first floor, radiator, door leading to;

Living Room



10' 3" x 10' 9" (3.12m x 3.28m) Double glazed window to front aspect, open fire place, radiator, T.V and phone points, newly laid carpet.

Dining Room



11' 9" x 11' 3" (3.58m x 3.43m) Double glazed window to rear aspect, feature fire place, under stairs cupboard, wood flooring, radiator, door leading to the kitchen.

Kitchen



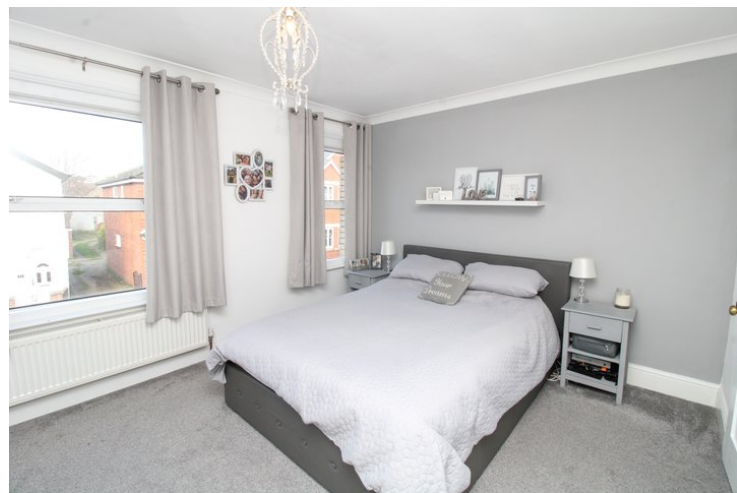
9' 7" x 8' 4" (2.92m x 2.54m) Double glazed window to side aspect, door leading to the rear garden, a range of wall and base units over an area of roll edge works surface, stainless steel sink and drainer unit, double electric oven, electric induction hob with extractor hood over, integrated fridge freezer, integrated washing machine, tiled floor, radiator.

First Floor

Landing

Loft access, doors leading to;

Bedroom One



12' 8" x 10' 9" (3.86m x 3.28m) Two double glazed windows to front aspect, built in wardrobes and draws, radiator.

Property Details.

Bedroom Two



8' 6" x 12' 11" (2.59m x 3.94m) Double glazed window to rear aspect, radiator, wood effect flooring.

Family Bathroom



Double glazed window to rear aspect, low level WC, wash hand basin, L shape panel bath with mixer taps and shower over, chrome heated towel rail, partly tiled walls, cupboard housing the brand new boiler.

Outside & Parking

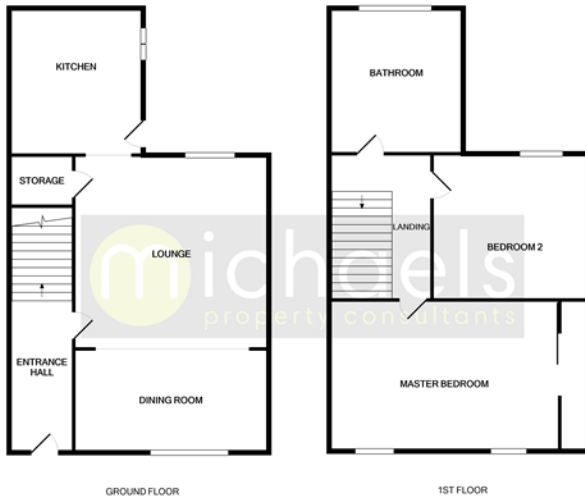


The south facing rear garden (approx. 100ft x 30ft) comprises of a patio area, a very generous lawn area, garden tap, gated access to the drive way. The outbuildings have recently had a brand new flat roof incorporating a utility room with plumbing for a washing machine, a separate cloak room with a WC and a wash hand basin with another separate area ideal for storage.

To the front of the property there is a sizeable driveway providing off road parking comfortably for two cars.

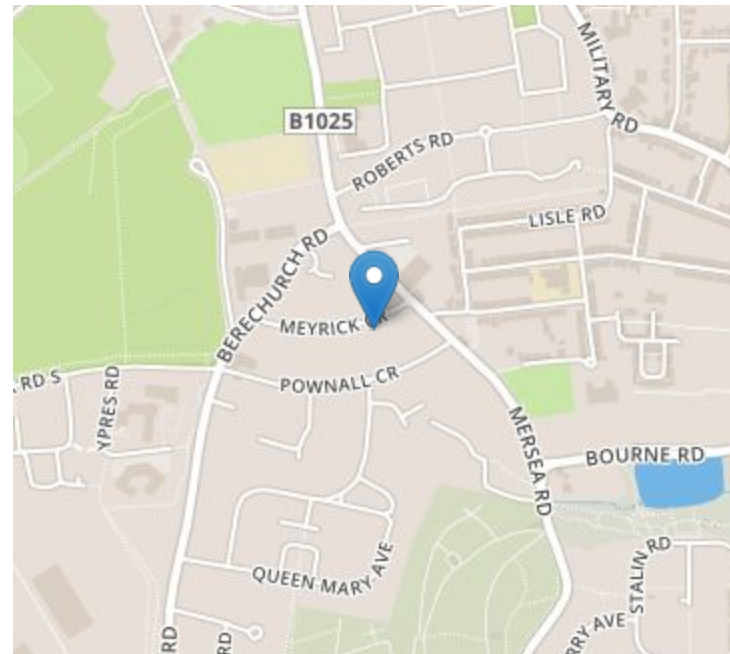
Property Details.

Floorplans

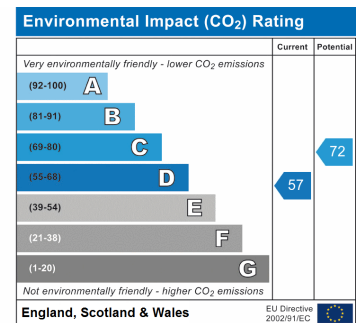
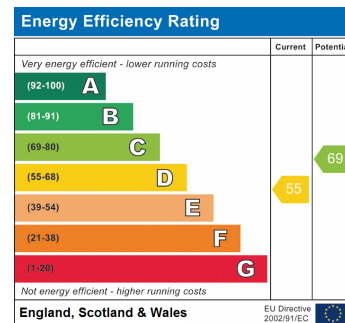


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Mapbox ©2020

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.