



- Popular Stanway Location & In Close Proximity To An Array Of Amenities
- Well-Presented Two Bedroom End Terrace House
- Open Plan Kitchen-Living Area
- Two Double Bedrooms
- Family Bathroom
- Private & Enclosed Rear Garden, Upgraded By The Current Owners
- Allocated Parking
- Ideal First Time Purchase
- Viewings Available At Request

3 Aardvark Drive, Stanway, Colchester, Essex. CO3 8DT.

Presented to market in excellent order this two bedroom end terrace house is situated favorably to the West of Colchester, in the popular district of Stanway. Within easy reach of 'Stane Retail Park' and also the ever expanding Tollgate Retail Park, it provides an array of useful amenities, stores and restaurants within walking distance. It is also well served by a frequent bus network to Colchester's city centre, mainline station and Marks Tey train station, with both stations offering direct links to London Liverpool Street within the hour. Complete with a generous, private and enclosed rear garden, this property must be viewed to be appreciated in its entirety.



Property Details.

Ground Floor

Entrance Hallway

Main door into hallway, radiator, door to:

Cloakroom

Low level W.C, vanity wash basin, radiator.

Open Plan Living room/Kitchen/Dining Room



25' 4" x 12' 9" (7.72m x 3.89m) Wood effect flooring throughout, full range of base and eye level units, cupboards and work surfaces, inset sink, drainer and tap over, inset oven, grill and four ring hob with extractor over, breakfast bar with space for stalls, space for appliances, radiator, open plan access into living room with patio doors out on to a rear garden, inset storage cupboard, stairs to:

First Floor

Bedroom One



12' 8" x 10' 8" (3.86m x 3.25m) UPVC window to front aspect, radiator.

Bedroom Two



12' 9" x 10' 11" (3.89m x 3.33m) UPVC window to rear aspect, radiator.

Property Details.

Bathroom



7' 2" x 6' 0" (2.18m x 1.83m) Low level W.C, vanity wash basin, panel bath with shower hose attachment, extractor fan, chrome heated towel rail, tiled walls

Outside



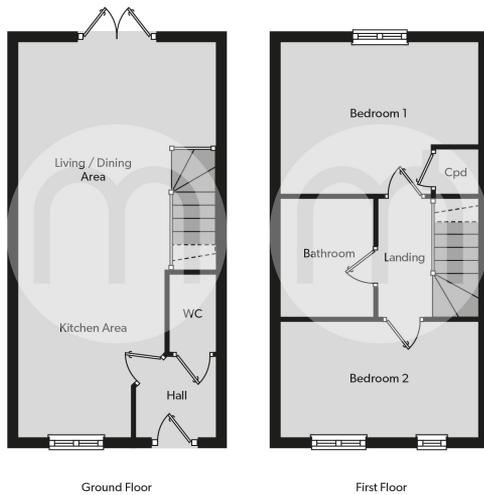
Outside, a private and enclosed upgraded rear garden awaits, having been improved by the current owners. A central area is predominately laid to lawn, with a neighboring pathway leading to a sizeable patio to the rear of the garden, offering the ideal place for al-fresco dining and outdoor seating. The garden is further enhanced by a glazed summer house, which is to remain for the benefit of the property's next owner. Boundaries are formed by panel fencing and secure gated side access leads to the front of the property, where off road parking can be found.

Additional information

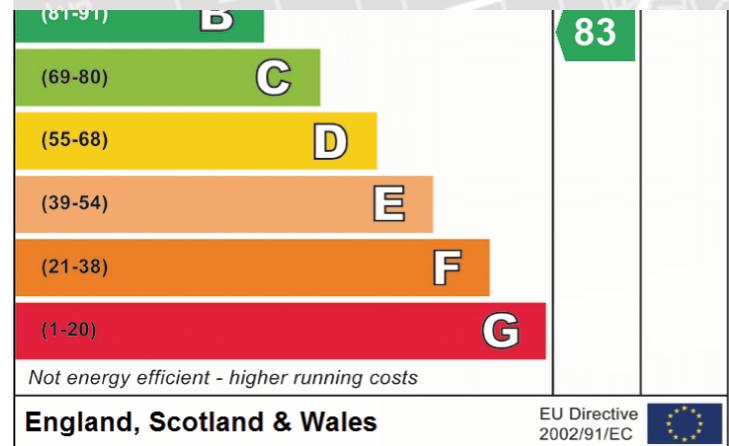
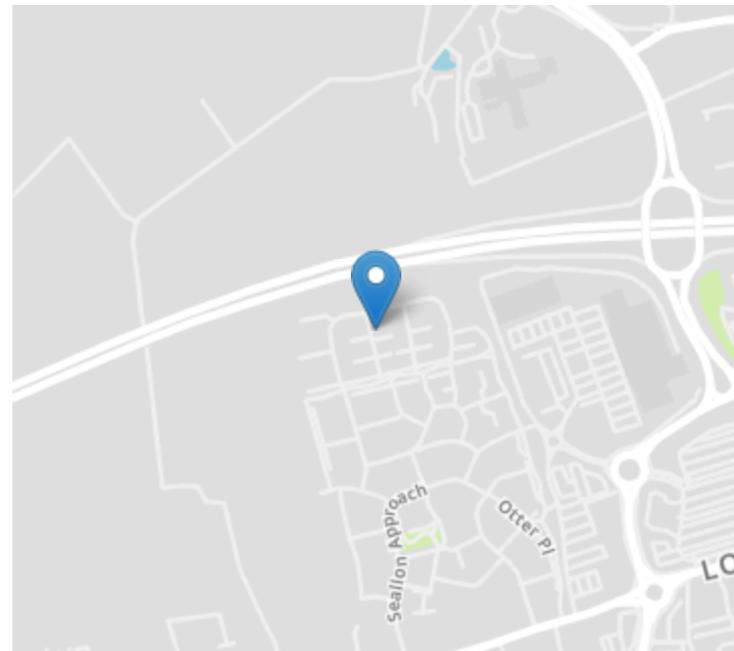
Please be advised that there is an annual estate charge applicable for this property. This contributes to the upkeep of the immediate area and its services. We ask that all interested parties confirm the associated charges with their recommended solicitor at an early stage to prevent any discrepancy.

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.