




- An Excellent Two Bedroom Semi-Detached Home
- Ground Floor Cloakroom
- Two Double Bedrooms
- Modern Kitchen With Appliances To Remain
- Well-Proportioned Reception Room With Patio Doors To Garden
- Herringbone LVT Flooring
- First Floor Bathroom & En-Suite Shower Room
- Private & Enclosed Rear Garden
- Off Road Parking

## 57 Harlequin Way, Ardleigh, Colchester, Essex. CO7 7TF.

Harlequin Way, Ardleigh - Colchester, CO7 - An exceptionally well-presented two-bedroom semi-detached house, upgraded throughout and offered to the market in very good order. Situated to the east of Colchester, the property is conveniently located within easy reach of local amenities, shops, schools, and bus links to Colchester city centre, making it suitable for a variety of homeowners. The ground floor comprises a welcoming entrance hall and a convenient cloakroom. The well-equipped kitchen offers space for appliances, which the vendors intend to leave for the benefit of the new owners. A bright and spacious living room provides an ideal space for relaxation, with patio doors opening onto a generous, private, and enclosed rear garden. Herringbone LVT flooring enhances the ground floor living space. Upstairs, there are two spacious double bedrooms, with the master benefiting from an en-suite shower room. A modern first-floor bathroom services the remainder of the property.



Call to view 01206 576999 



# Property Details.

## Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen



12' 10" x 6' 2" (3.91m x 1.88m)

## Living Room/Dining Room



17' 6" x 13' 7" (5.33m x 4.14m)

## First Floor

Landing

Bedroom One



13' 7" x 13' 10" (4.14m x 4.22m)

# Property Details.

## En-Suite



## Bedroom Two



13' 7" x 8' 7" (4.14m x 2.62m)

## Family Bathroom



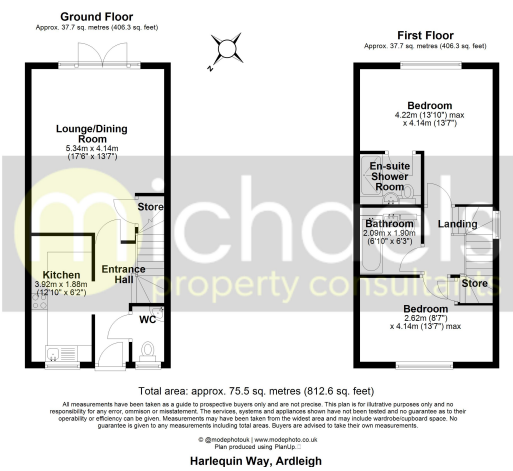
6' 10" x 6' 3" (2.08m x 1.91m)

## Section 21 Agents Notes

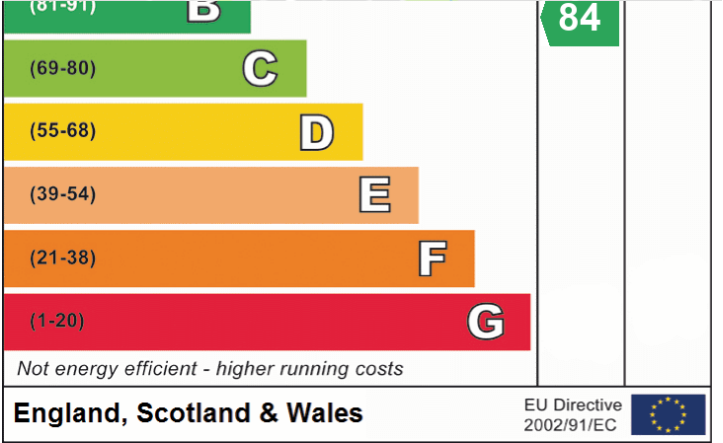
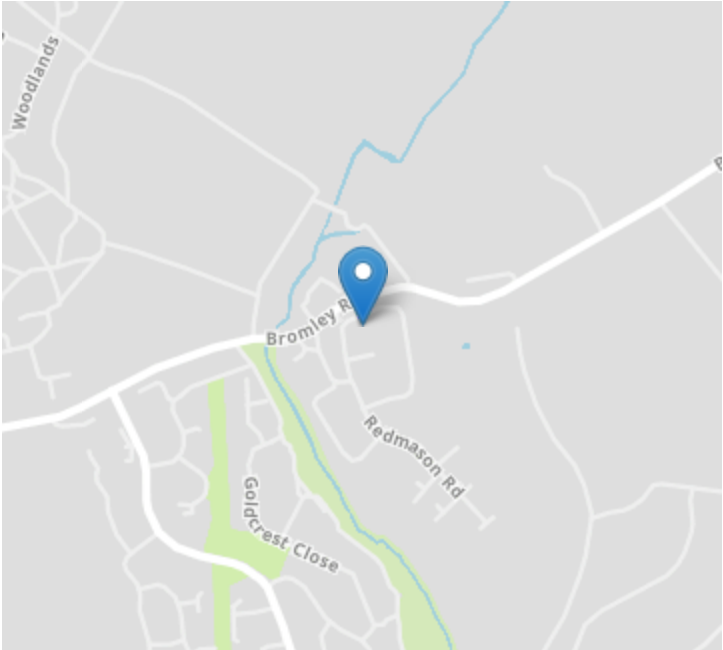
Please be advised that a Section 21 of the Estate Agency Act 1979 applies in this instance, as the seller is an employee of Michaels Property Consultants.

# 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.

