



- Well Presented And Maintained Throughout
- Off Road Parking To The Front
- South Colchester Position
- Large Patio Area
- Two Generous Bedrooms
- Open Plan Living/Dining Area
- Engineered Wood Flooring Throughout
- The Perfect First Time Purchase

5 Canwick Grove, Colchester, Colchester, Essex. CO2 8TQ.

A very rare opportunity has arisen to purchase a two bedroom semi detached home, pleasantly positioned to the South of Colchester, Old Heath and presented in first class order. Offering any perspective first time buyer to acquire their first time home. This home offers a spacious living room with a well appointed open plan dining room. The first floor is home to two well proportioned double bedrooms and a family bathroom suite. The property occupies a favourable plot, with a substantial rear garden which has been landscaped by the current owner, featuring a large patio area, ideal for outside dining or entertaining. Off road parking can be found at the front of the property. As agents we would strongly recommend an internal viewing to appreciate the quality of accommodation on offer and to avoid disappointment.



Property Details.

Ground Floor

Hallway

Main door into hallway, engineered wood flooring throughout, stairs to first floor, door to:

Living Room



10' 5" x 10' 3" (3.17m x 3.12m) UPVC window to front aspect, multi fuel fireplace, radiator.

Dining Room



11' 7" x 10' 8" (3.53m x 3.25m) UPVC window to rear aspect, radiator, storage cupboard.

Kitchen



12' 2" x 8' 2" (3.71m x 2.49m) UPVC window to rear and side aspect, space for appliances, spot lighting, electric induction hob, tiled flooring, door to garden.

First Floor

Landing

Access to loft hatch, storage cupboard, door to:

Bedroom One



13' 9" x 10' 6" (4.19m x 3.20m) UPVC window to front aspect, radiator.

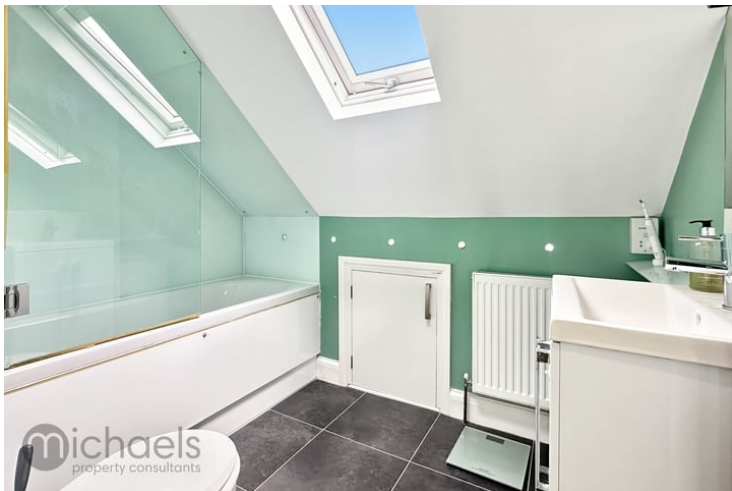
Property Details.

Bedroom Two



11' 8" x 8' 2" (3.56m x 2.49m) UPVC window to rear aspect, radiator.

Bathroom



8' 11" x 5' 9" (2.72m x 1.75m) Velux window to rear aspect, panelled bath with shower attached, low level W.C, vanity wash basin, radiator.

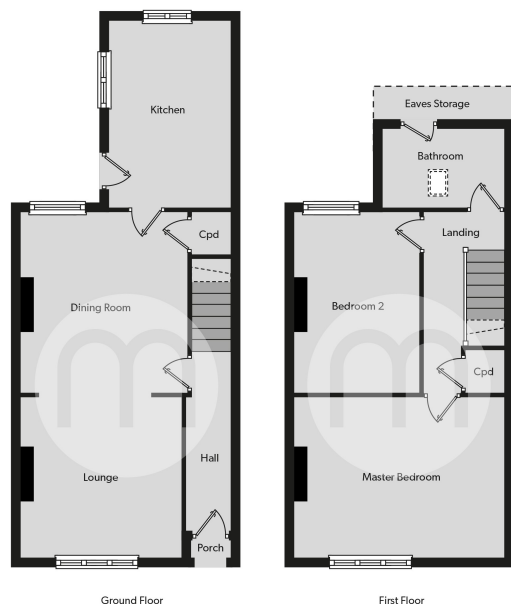
Outside



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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.