



- Ideal For A First Time Buyer, Working Professionals Or Investment Opportunity
- Allocated Parking To The Rear
- Deceptively Spacious
- Offered To The Market With No Onward Chain!
- Impressive Reception Room
- Private & Enclosed Mature Rear Garden
- Two Well Portioned Bedrooms
- Situated To The South Of Colchester

15 Elmwood Avenue, Colchester, Essex. CO2 9HT.

Offered to market with no onward chain and positioned to the South of Colchester's city centre, sits this deceptively spacious two bedroom terrace house, ideal for the expanding family or working professional and offering a wealth of bedroom and living space throughout. This home is within walking distance to St. Michaels Primary School & Nursery, Birch Grove Golf Club and is also well connected to the city centre - home to an array of shops, bars, restaurants and leisure facilities.



Property Details.

Ground Floor

Hallway

Main door into hallway, radiator, stairs to first floor, door leading to:

Living Room



16' 4" x 10' 6" (4.98m x 3.20m) UPVC windows to front and rear aspect, radiators, electric fireplace, door to:

Kitchen/Breakfast Area



12' 7" x 7' 9" (3.84m x 2.36m) Range of base and eye level units, cupboards and worksurfaces, electric oven, UPVC window to rear aspect, radiator, breakfast bar area, tiled flooring, door to:

Utility Room



9' 7" x 8' 8" (2.92m x 2.64m) UPVC door to front aspect, tiled flooring, space and plumbing for washing machine/dishwasher, inset storage.

Conservatory



8' 6" x 6' 7" (2.59m x 2.01m) UPVC windows and door leading to garden.

First Floor

Landing

Access to loft hatch door leading to:

Property Details.

Bedroom One



16' 5" x 10' 7" (5.00m x 3.23m) Built in storage cupboards, UPVC windows to front and rear aspect, radiator.

Bedroom Two



10' 6" x 9' 7" (3.20m x 2.92m) UPVC window to front aspect, radiator, inset storage cupboard.

Shower Room



6' 4" x 5' 5" (1.93m x 1.65m) Low level W.C, vanity hand wash basin, obscured window to rear aspect, wet room with shower over.

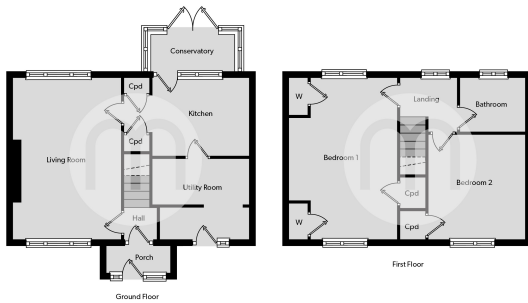
Outside



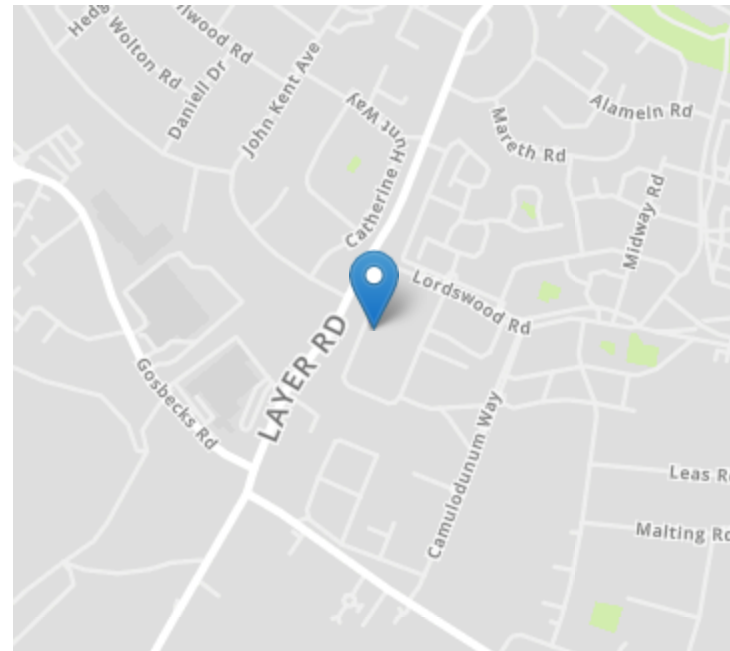
Outside the property features a beautifully maintained and mature garden, surrounded by an array of plants, shrubs and bushes, enclosed by panel fencing and mainly laid to lawn with a patio area to the front, ideal for outside dining or entertaining. Further to the rear is one allocated parking space

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.