



- Spacious Four Bedroom Town House
- Stones Throw From Colchester Mainline Station
- No Onward Chain
- Positioned Along A Walkway
- Offering Opportunity To Improve Upon & Requiring Cosmetic Updating
- Living/Kitchen/Dining Room
- Four Sizeable Bedrooms
- En-Suite To Master Bedroom
- First Floor Family Bathroom
- Allocated Parking

## 10 Hutley Drive, Colchester, Colchester, Essex. CO4 5FU.

A deceptively spacious four bedroom town house offered to market with the added benefit of NO ONWARD CHAIN and moments from Colchester's mainline station with links to London Liverpool Street within the hour. Situated within moments of Turner Rise Retail Park, home to an array of useful stores, amenities restaurants and coffee shops it proves to be the ideal home for the modern-day expanding family and working professionals. It also offers versatile town house living across three spacious floors of accommodation. Highlights include; ground floor kitchen/dining/living room, four well-proportioned bedrooms, first floor family bathroom, en-suite shower room to the master bedroom and first floor family bathroom. Outside, the property enjoys an enclosed rear garden and allocated parking for one vehicle This property would benefit from cosmetic improvement throughout and offers the ideal canvas in which to improve upon.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, wood effect flooring, radiator, stairs to first floor, doors to:

### Kitchen/Living/Dining Room



2.67m x 7.33m (8' 9" x 24' 1") Window to front and rear aspect, wood effect flooring, radiator x2, a variety of base and eye level fitted units with work surfaces over, tiled splash back, inset four ring gas hob with extractor fan, inset sink, drainer and tap over, integrated fridge/freezer, space and plumbing for washing machine, glazed door to rear aspect leading to rear garden

## First Floor

### First Floor Landing

Stairs to ground and second floor, doors to:

### Bathroom



Panel bath with shower over and screen, tiled walls, wash hand basin, W.C, radiator

## Bedroom Three



2.34m x 4.12m (7' 8" x 13' 6") Windows to rear aspect, radiator

## Bedroom Four



2.17m x 2.95m (7' 1" x 9' 8") Window to front aspect, radiator

## Second Floor

### Landing

Loft access, radiator, door to:

# Property Details.

## Bedroom Two



2.32m x 4.14m (7' 7" x 13' 7") Windows to rear aspect, radiator

## Master Bedroom



Window to front aspect, over-stairs storage, radiator, door to:

## En-Suite Shower Room



W.C, radiator, shower cubicle, wash hand basin, tiled splashback, radiator

## Outside, Garden & Parking

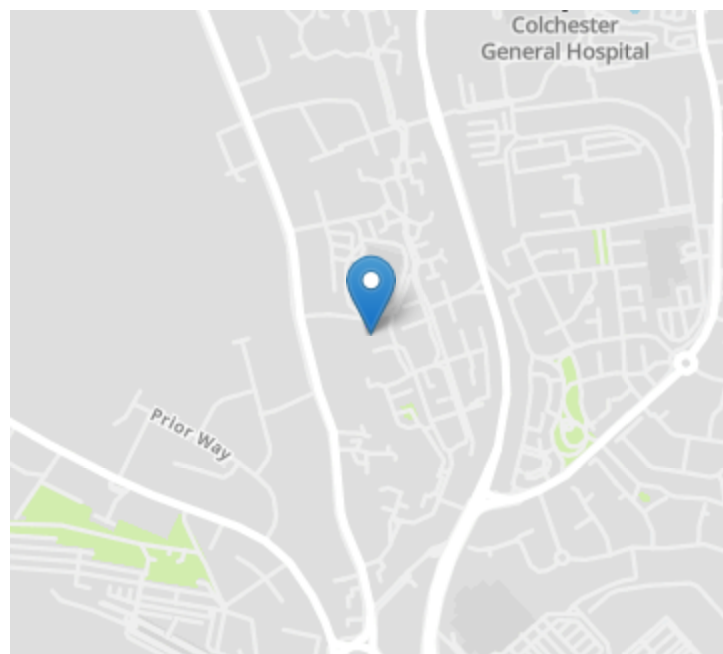


Outside, the property enjoys an enclosed rear garden and allocated parking for one vehicle. The garden commences with a patio and is neighbored by an area laid to lawn. A timber shed is also featured, with boundaries formed by panel fencing. Secure gated rear access leads to a parking area, where allocated parking for one vehicle can be found.

# 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.