



- Investment Opportunity
- Ideal First Time Purchase Or Investment
- Close Proximity Local amenities
- No Onward Chain
- Allocated Parking
- Communal Gardens & Parking

## 14 Tollgate Court, Stanway, Colchester, Essex. CO3 0RE.

A superb opportunity to purchase this excellent starter home or investment purchase, located to the west of Colchester in the highly sought after Stanway with brilliant access to the Colchester Town Centre, A12 and Tollgate Retail Park offering a range of amenities. The property on offer is a generous sized two bedroom cluster house completely open plan, offering open living space throughout, with further features including allocated parking to the rear, communal gardens and two bedrooms. As agents we would strongly recommend an internal viewing to appreciate the quality of accommodation on offer. Offered with no onward chain.





# Property Details.

## Ground Floor

### Living Room



19' 2" x 9' 7" (5.84m x 2.92m) Entrance door into living room, upvc double glazed window to front aspect, electric heater to wall, door to kitchen:

### Kitchen



14' 3" x 5' 3" (4.34m x 1.60m) UPVC double glazed window to front, sink/drainage, range of eye level units and work surfaces, understairs storage cupboard, four ring electric hob with extractor cover.

## First Floor

### Landing

Loft hatch with ladder attached, comprising of a large loft area, scope for office space or small bedroom. A viewing is highly recommend to see full potential. Inset airing cupboard with storage space and housing water cylinder.

### Bedroom One



13' 7" x 13' 1" (4.14m x 3.99m) Electric heater to wall, double glazed window to front aspect.

### Bedroom Two



7' 5" x 6' 3" (2.26m x 1.91 m) Double glazed window to front aspect, electric heater to wall.

# Property Details.

## Bathroom



11' 8" x 5' 8" (3.56m x 1.73m) four piece bathroom suite, low level w.c, bath tub, inset shower cubicle, fully tiled walls.

## Outside



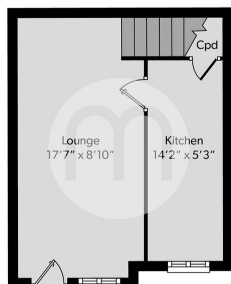
Externally the property offers well maintained and mature communal gardens to the front and rear. Access to rear proving allocated and visitors parking bays.

## Additional Information

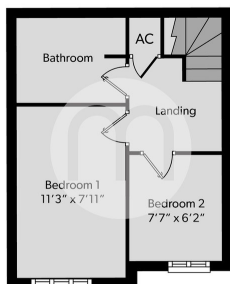
The property is offered on a freehold basis, however there is a monthly charge of £85.00. This payment contributes towards the buildings insurance, upkeep of all communal areas, including generous gardens and parking facilities. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of conveyancing.

# Property Details.

## Floorplans

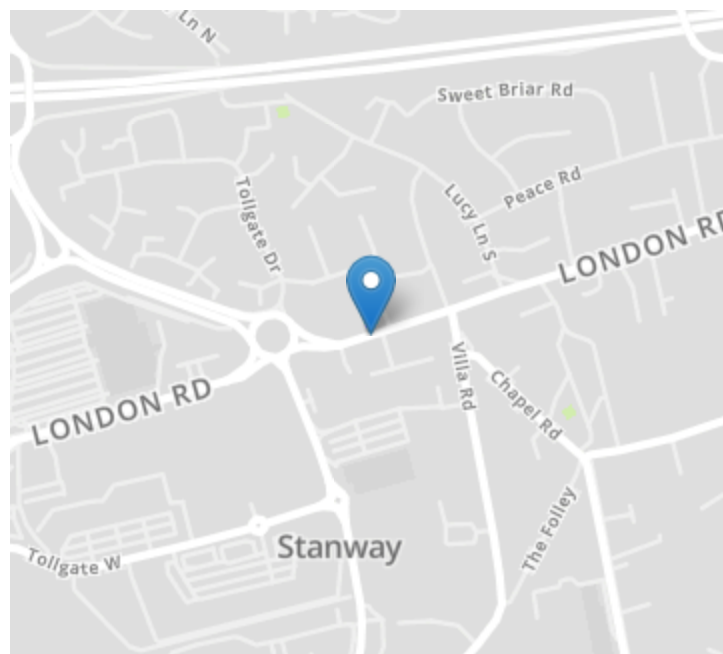


Ground Floor



First Floor

## 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.