



- Located On The Popular 'Solus Development'
- Downstairs Cloakroom
- Within Close Proximity Of Colchester's City Centre
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Presented To Market In Good Order
- Low Maintenance Garden
- Driveway Providing Parking For Multiple Vehicles
- Added Advantage Of A Conservatory

## 18 Fowler Road, Colchester, Colchester, Essex. CO2 9FF.

Residing on the popular 'Solus Development' and within striking distance of a wide range of amenities, shops, and schools and well-served by an excellent bus network to Colchester City Centre, is this extended and well-presented two-bedroom semi-detached house. The accommodation begins with a welcoming open-plan kitchen/dining area, featuring a breakfast bar, space for appliances, and a ground floor cloakroom. A great addition to this home is the rear conservatory, added by the previous owners, currently used as a family living area with French doors opening out to the garden. Upstairs, the property offers two generously sized bedrooms, with built-in wardrobes in the master, along with a well-appointed bathroom suite completing the first floor.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

### Kitchen/Dining Room



22' 10" x 13' 0" (6.96m x 3.96m)

### Ground Floor Cloakroom

### Sun Room



11' 6" x 10' 9" (3.51m x 3.28m)

## First Floor

### Landing

## Bedroom One



13' 0" x 11' 2" (3.96m x 3.40m)

## Bedroom Two



11' 4" x 5' 11" (3.45m x 1.80m)

# Property Details.

## Bathroom



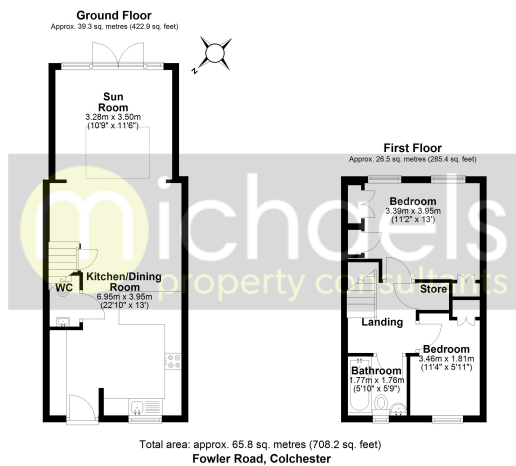
5' 10" x 5' 9" (1.78m x 1.75m)

## Agents Notes

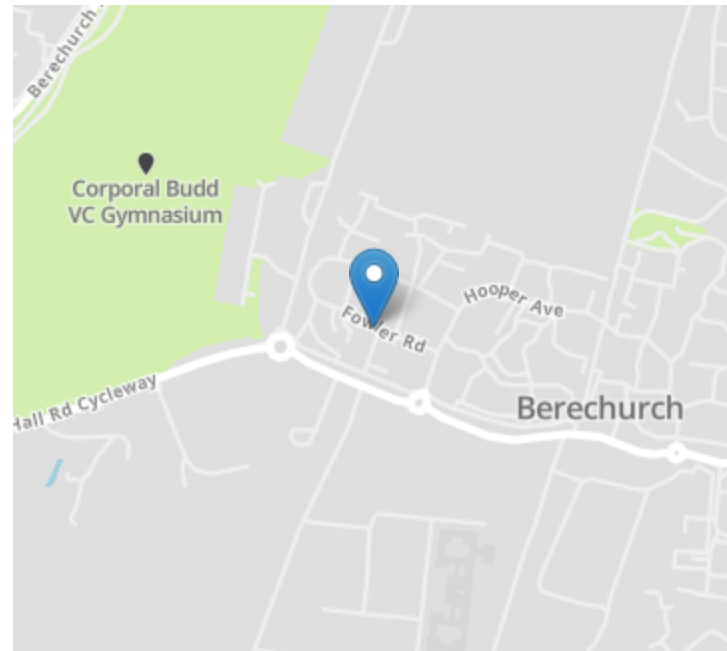
Please note the property is subject to an annual service charge of approximately £70.

# 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.