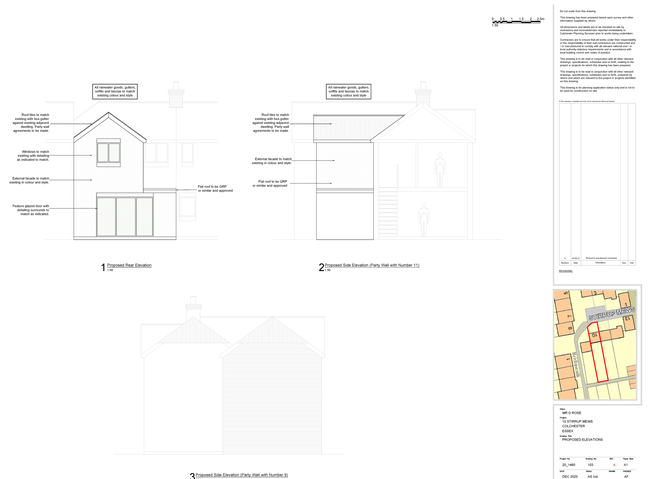




- Brilliant First Time Buy/Investment
- Planning Permission Passed For Double Storey Extension
- Two Bedrooms
- First Floor Bathroom
- Generous Rear Garden
- Driveway And Car Port
- Popular Stanway Location

## 10 Stirrup Mews, Stanway, Colchester, Essex. CO3 0UQ.

A superb opportunity for a first time buyer to purchase this two bedroom terraced home with planning passed for a double storey extension to extend the home into a generous three bedroom property with two reception rooms. Located to the west of Colchester in Stanway this excellent first time buy currently offers an entrance porch, a living room with French doors providing access to the rear garden, modern kitchen, two bedrooms and a first floor bathroom. Outside, the property comes with a generous rear garden, driveway to the front and a further car port providing covered parking. With no onward chain, internal viewings are highly advised.



# Property Details.

## Ground Floor

### Entrance Porch

With door to;

### Living Room



15' 2" x 10' 11" (4.62m x 3.33m) With UPVC double glazed window to front, French doors to rear, stairs rising to first floor, doors to;

### Kitchen



12' 0" x 5' 10" (3.66m x 1.78m) With UPVC double glazed window to rear, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built oven, space for fridge/freezer.

## First Floor

### Landing

With UPVC double glazed window to rear, airing cupboard, doors to;

### Bedroom One



10' 5" x 8' 7" (3.17m x 2.62m) With UPVC double glazed window to front, radiator.

### Bedroom Two



8' 7" x 6' 5" (2.62m x 1.96m) With UPVC double glazed window to front, radiator.

# Property Details.

## Bathroom



With UPVC double glazed obscure window to rear, part tiled walls, wash hand basin, close coupled WC, bath with shower over.

## Outside

### Rear Garden



To the rear of the property there is a generous rear garden which is enclosed by fencing with gated side access. The garden is predominately lawn.

### Front Of Property

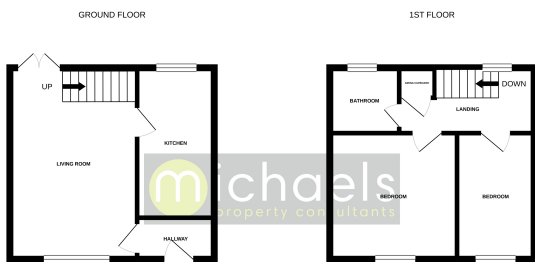
Hardstanding providing off road parking.

### Car port

Located en block providing a further covered parking space.

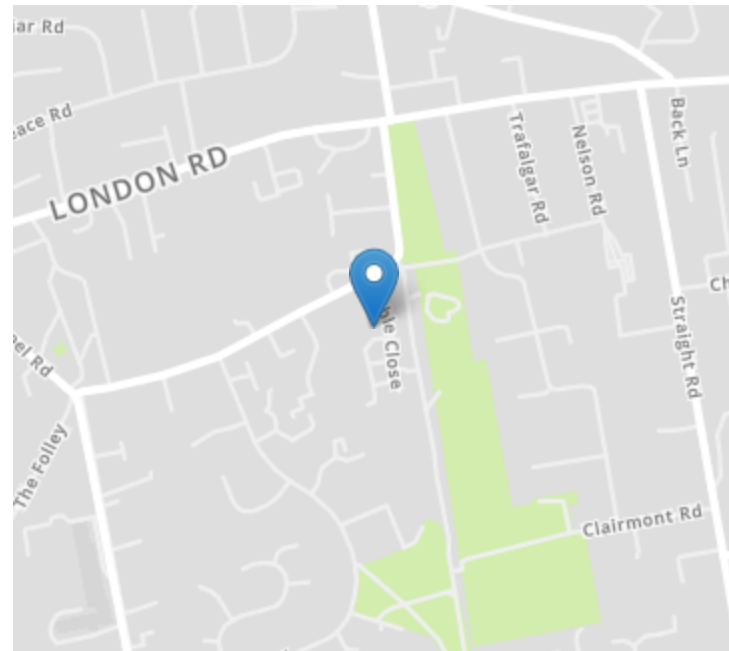
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all dimensions, floor areas and other data are approximate and do not constitute a contract. The plans are for illustrative purposes only and should not be relied upon for any purpose other than to provide a general impression of the property. The accuracy of the floorplan and other data is not guaranteed. Plans may differ slightly from the actual property.

## 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.