



- Unique Design Rarely Available
- Two Bedroom End Of Terrace Property
- Open Plan Kitchen/Diner With Integrated Appliances
- Family Bathroom & Downstairs Cloakroom
- First Floor Double Aspect Lounge
- Rear Garden With Garden Shed & Rear Access
- Close To Mainline Train Station With Links To London

1 Broad Oak Lane, Colchester, Essex. CO4 5UR.

This outstanding two bedroom end terraced property resides in a prime location, within walking distance of North Station and The General Hospital. Rare in its design, the property has been beautifully maintained by the current owners since purchasing from new and features spacious, exceptionally well presented accommodation throughout. Highlights include a fabulous 18' kitchen/dining room, cloakroom, utility room, a large first floor living, two double bedrooms and a stylish bathroom. Outside the property has the unusual benefit of an integral car port providing covered off road parking and an attractive rear garden. Viewing highly recommended.



Property Details.

Ground Floor

Entrance Hall

Tiled flooring, radiator, doors to:

Cloakroom

Tiled flooring, radiator, low level WC, hand wash basin,.

Kitchen/Dining Room



18' 7" x 11' 7" (5.66m x 3.53m) Tiled flooring, range of contemporary fitted base and eye level units with working surfaces to side, electric oven and hob with extractor hood above, built in fridge/freezer, space for dishwasher, inset sink unit, UPVC window to front, UPVC French doors to rear, inset spotlights, door to:

Utility Room

Tiled flooring, eye level units with space for washing machine and tumble dryer under.

First Floor

Landing

UPVC window to rear, loft hatch, doors to:

Living Room



18' 7" x 10' 3" (5.66m x 3.12m) UPVC windows to front and rear, two radiators.

Bedroom One



10' 9" x 9' 9" (3.28m x 2.97m) Radiator, UPVC window to front.

Property Details.

Bedroom Two



10' 4" x 9' 0" (3.15m x 2.74m) Radiator, UPVC window to rear.

Bathroom



Obscure UPVC window to front, heated towel rail, low level WC, hand wash basin, panel bath with shower over, inset spotlights, extractor fan.

Outside

Garden



A sun trap rear garden enclosed by brick walling and fencing offering gated side access.

Carport

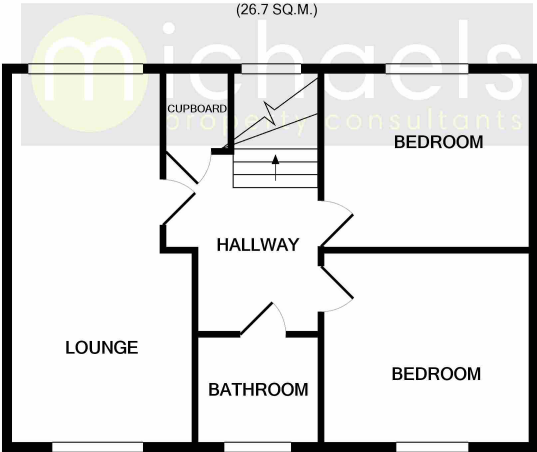
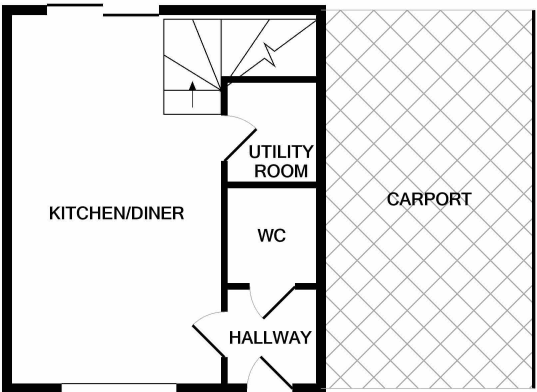
Adjacent to the property providing off road parking.

Agents Note

Please note the vendor has advised there is an estate management charge of approx £130pa, however we do advised any perspective purchaser to check this information with their legal representative.

Property Details.

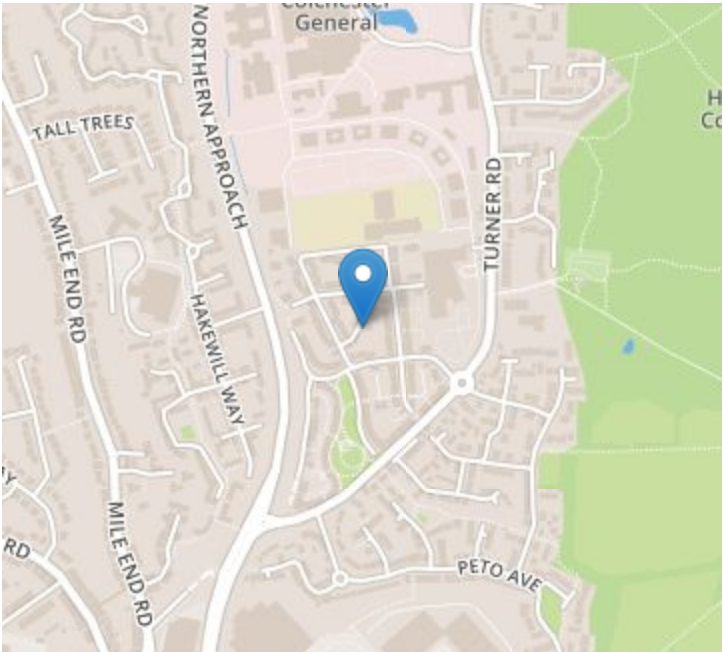
Floorplans



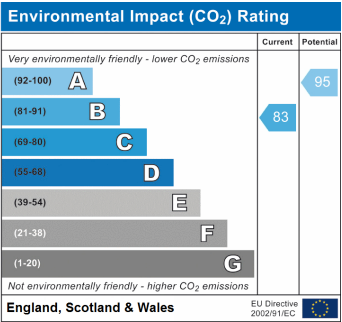
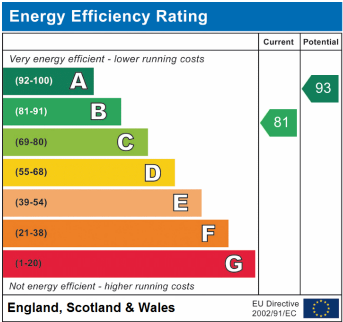
TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.