



- Positioned Close To Colchester's North Station & Turner Rise Retail Park
- Ideal First Time Purchase Or Investment
- Two Generous Bedrooms
- Modern Fitted Kitchen
- Fabulous Open Plan Living Room/Dining Room
- Modern Shower Room
- Ideal Investment Opportunity
- Integral Single Garage
- Offered To Market With No Onward Chain!

28 Groves Close, Colchester, Essex. CO4 5BP.

Offers to market with no onward chain, is this deceptively spacious two bedroom coach house, positioned favourably to the North of Colchester and within striking distance Colchester's mainline station, offering links to London Liverpool Street. This home also resides within close proximity of Colchester's Town Centre, Turner Rise Retail Park - home to an array of useful amenities, shops and services. Ideal for any first time purchaser or investor, we advise early viewings to avoid disappointment. The accommodation on offer is accessed via its own private entrance door, with stairs leading to bedroom and living accommodation, distributed across one floor. You are welcomed by a well-proportioned open plan living-dining area, with the benefit of a feature fire place. Further features are a modern fitted kitchen and two double bedrooms. There is also the added benefit of a separate shower room. Complete with integral garage.



Property Details.

First Floor

Landing

14' 0" x 5' 7" (4.29m x 1.71m) Entrance door to front aspect with stairs leading to first floor accommodation, double glazed windows, radiator, inset storage cupboard, access to: .

Reception Room



21' 3" x 17' 8" (6.48m x 5.41m) Dual aspect double glazed windows, x2 radiator, feature fire place, inset spotlights, range of communication input/output

Kitchen



10' 11" x 10' 7" (3.35m x 3.24m) A modern fitted kitchen comprising with a range of fitted units with work surfaces over, inset electric fan assisted double oven, inset gas hob with extractor fan over, integrated fridge/freezer, dishwasher, washing machine, inset spotlights, tiled flooring, double glazed window

Master Bedroom



11' 5" x 10' 3" (3.48m x 3.14m) Double glazed window to the front of the property, radiator, inset wardrobe

Property Details.

Bedroom Two



10' 3" x 7' 3" (3.13m x 2.22m) Double glazed window, radiator, inset wardrobe

Shower Room



A modern shower room featuring: tiled flooring, radiator, inset spotlights, double glazed window, wash hand basin, W.C, double shower cubicle

Outside, Garage

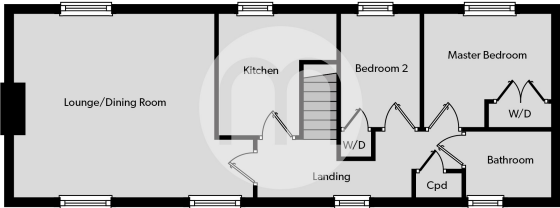
Externally the property benefits from an integral garage. It is also within a short walk of an attractive greensward, central to Groves Close.

Agents Notes

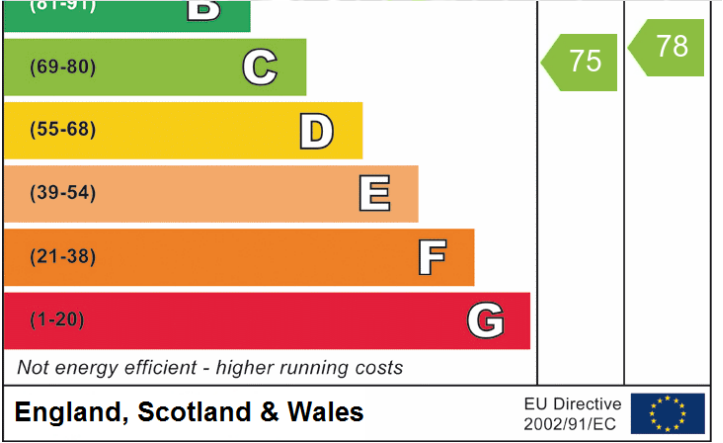
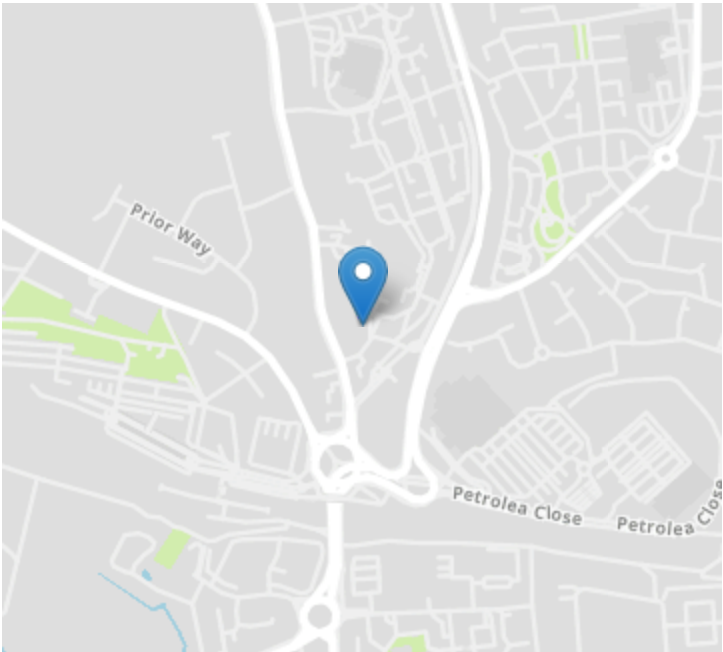
We have been advised by the current vendor that this property is offered on a leasehold basis. The approximate remaining term of the lease is 111 years approx., offered originally from 125 years from 1st February 2008. The ground rent is payable at a minimal fee of £125.00p per annum. We would of course advise any perspective purchaser to confirm all leasehold information with their solicitor at any early stage of their conveyance, to avoid any discrepancy.

Property Details.

Floorplans



Location



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.