



- Sought After Location
- Extremely spacious throughout.
- Allocated Parking and Visitors Parking
- Private and generous Garden
- Views Over Playing Fields
- No Onward Chain
- Must be viewed

## 6 Silcock Close, Colchester, Essex. CO4 0PA.

GUIDE PRICE £140,000 - £150,000 Located to the highly sought after North side of Colchester within close proximity to many shops, supermarkets and an array of further amenities is this beautifully modernised first floor maisonette offering extremely spacious accommodation comprising of Living/Dining room, Fitted brand new kitchen, very sizeable double bedrooms and a tasteful bathroom suite. The property has views to playing fields at the rear and is offered with a generous private garden. There is one allocated parking space along with ample visitors parking. To truly appreciate this rarely available property internal inspection is essential.



# Property Details.

## Ground Floor

### Entrance

Stairs to first floor, under stairs storage cupboard, loft hatch.

## First Floor

### Kitchen



8' 2" x 5' 3" (2.49m x 1.60m) Single glazed window to side aspect, a range of base and eye level units with work surfaces over, inset stainless steel sink unit with tap and drainer, space for appliances, plumbing for washing machine.

## Living/Dining Room



15' 4" x 10' 9" (4.67m x 3.28m) Two single glazed windows to rear aspect, two radiators, T.V and phone points.

## Bathroom



Frosted single glazed window to side aspect, low level WC, pedestal wash hand basin, panel bath with power shower over, chrome heated towel rail, part tiled walls.

# Property Details.

## Master Bedroom



15' 9" x 8' 9" (4.80m x 2.67m) Single glazed window to rear aspect, radiator, over stairs cupboard, airing cupboard.

## Outside



The property benefits of a private rear garden, mainly laid to lawn with gated access and fully enclosed by panel fencing. There is one allocated parking space and ample visitors parking.

## Lease information

The lease has 119 years remaining, the ground rent is £150 per annum with no service charge payable. Once a year a fee of £19 is collected for maintaining the guttering, when work is required all properties share the cost equally. Buildings insurance paid yearly, recent works include roof maintenance and cavity wall and extra loft insulation.

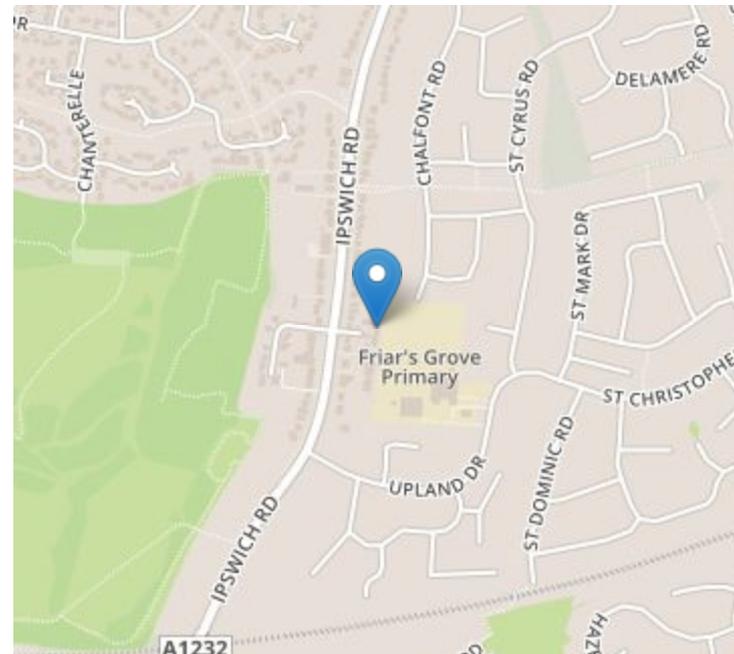
# Property Details.

## Floorplans

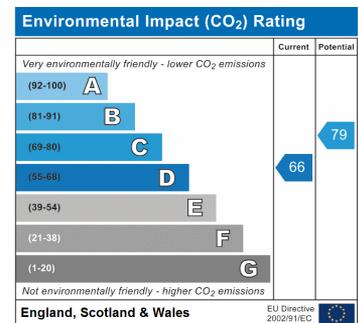
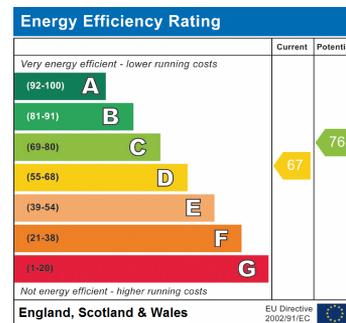


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.