



- GUIDE PRICE £170,000 - £180,000
- Offered On A Chain Free Basis
- Two Double Bedroom Coach House
- Fabulous Open Plan Kitchen/Dining & Living Space
- Modern Bathroom Suite
- Garage
- Located To The South Of Colchester
- Close To A12 & Amenities

35 William Harris Way, Colchester, Essex. CO2 8WJ.

GUIDE PRICE £170,000 - £180,000 Offered on a chain free basis is this spacious two double bedroom coach house forming part of this popular modern development to the south of Colchester, within close proximity to the A12 and the area's great local amenities. This fabulous property is presented in excellent decorative order and enjoys an array of bright and exceptionally spacious accommodation throughout. Highlights include two double bedrooms, an excellent open plan kitchen/lounge/dining area and a modern bathroom suite. Additionally, the property features allocated parking, a garage and the unusual benefit of gas central heating.



Property Details.

Ground Floor

Entrance Hall

With door to garage, stairs rising to first floor.

First Floor

Landing



With loft access, airing cupboard and doors to;

Open Plan Lounge/Kitchen/Dining Area



17' 7" x 13' 5" (5.36m x 4.09m) With double glazed window to front and rear, radiator, TV and telephone point, spotlights space for dining table.

Kitchen Area: a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven, four ring gas hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, karndean flooring.

Property Details.

Bedroom One



11' 9" x 9' 5" (3.58m x 2.87m) With double glazed window to front, radiator, built in wardrobes.

Bedroom Two



11' 6" x 7' 0" (3.51m x 2.13m) With double glazed window to front, radiator, built in wardrobes.

Family Bathroom



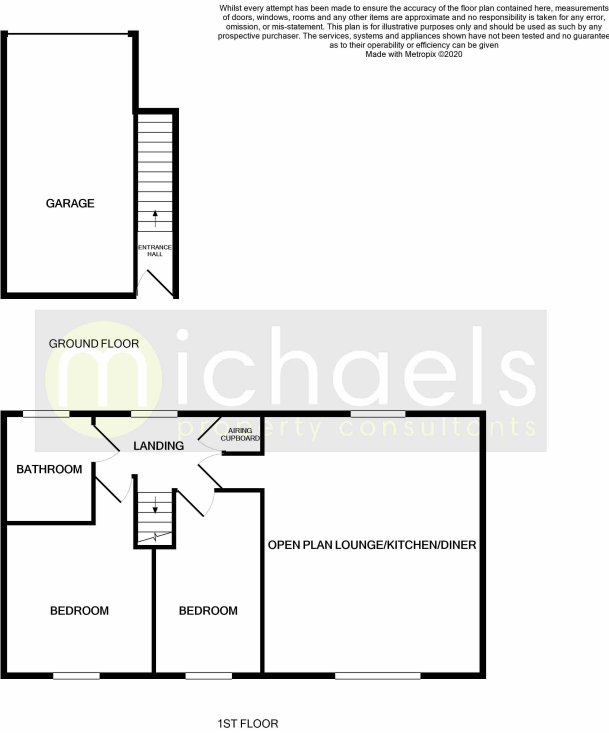
With obscure double glazed window to rear, close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls, radiator, karndean floor.

Garage

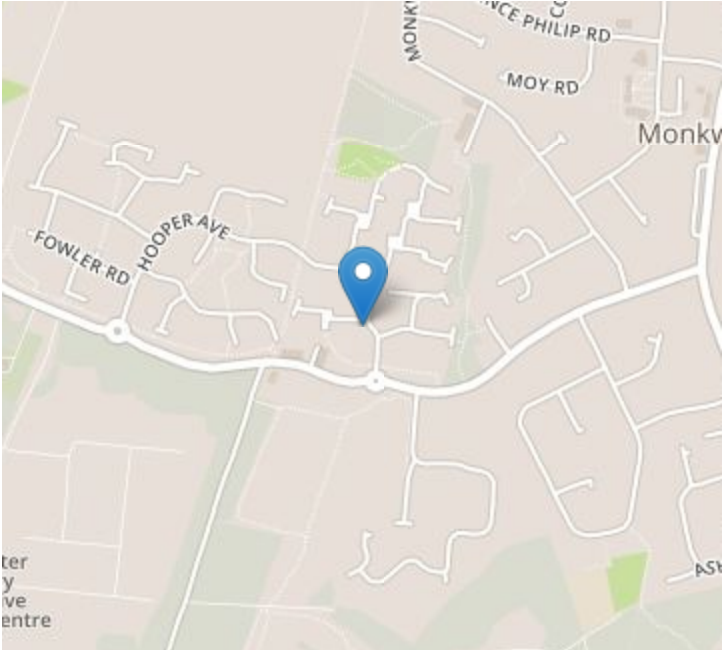
With up and over door to front.

Property Details.

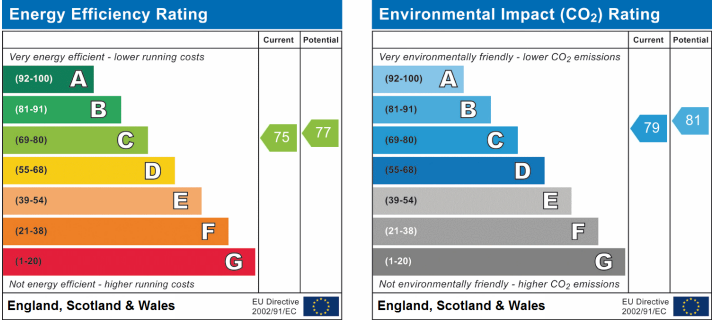
Floorplans



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.