



- Upgraded & Improved Throughout
- A fine Example Of A Two Bedroom Semi Detached House
- A Quiet Cul-De-Sac Position
- Allocated Parking
- Two Well Portioned Bedrooms
- Exceptional Throughout
- A Modern & Low Maintenance Rear Garden
- Contemporary Kitchen & Bathroom Suite
- Constructed In 2018

**13 John Castle Way, Colchester, Essex.
CO2 7TU.**

This beautiful two bedroom semi detached house is nestled in a quiet cul-de-sac and positioned conveniently within close proximity of Colchester's vibrant City centre. Its perfect for a commuter, as Colchester's City train Station is only a short stroll away. It is also within a stones throw of Abbey Fields offering any young family an excellent recreational space, or would be ideal for the avid dog walker.



Property Details.

Ground Floor

Entrance Hallway

UPVC entrance door, radiator, tiled floor, stairs to first floor, doors to:

Kitchen



6' 0" x 09' 6" (1.83m x 2.90m) Range of base and eye level units with work surfaces over, space for washing machine, integrated fridge/freezer and dishwasher, electric fan oven, gas hob with extractor hood over, inset sink unit with tap and drainer, UPVC window to front, inset spot lights.

Living Room/Dining Area



14' 9" x 14' 0" (4.50m x 4.27m) UPVC doors to rear garden, radiator, under stairs storage cupboard housing combi boiler.

First Floor

Landing

UPVC window to side, radiator, loft access.

Bedroom One



14' 0" x 9' 1" (4.27m x 2.77m) UPVC window to rear, radiator, TV point.

Bedroom Two



14' 0" x 8' 0" (4.27m x 2.44m) Two UPVC windows to front, radiator, TV point.

Property Details.

Family Bathroom



Fully Tiled, heated towel rail, low level WC, vanity wash hand basin with storage cupboard under, panel bath with rain head and standard shower over, inset spotlights.

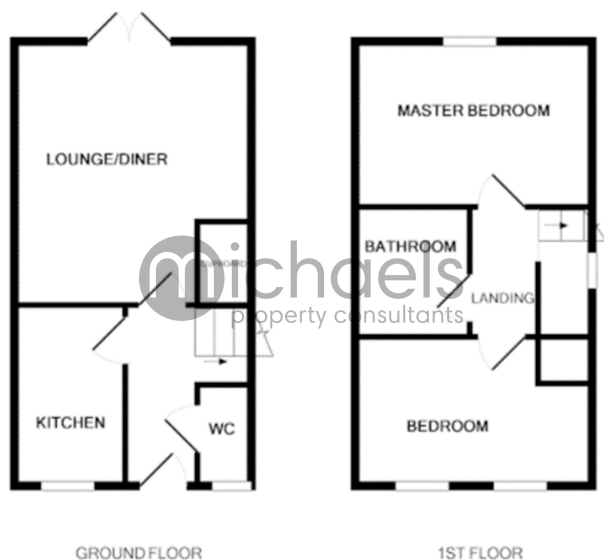
Outside



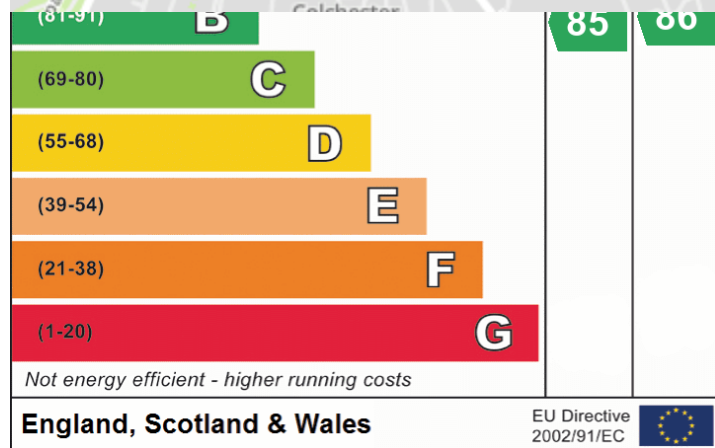
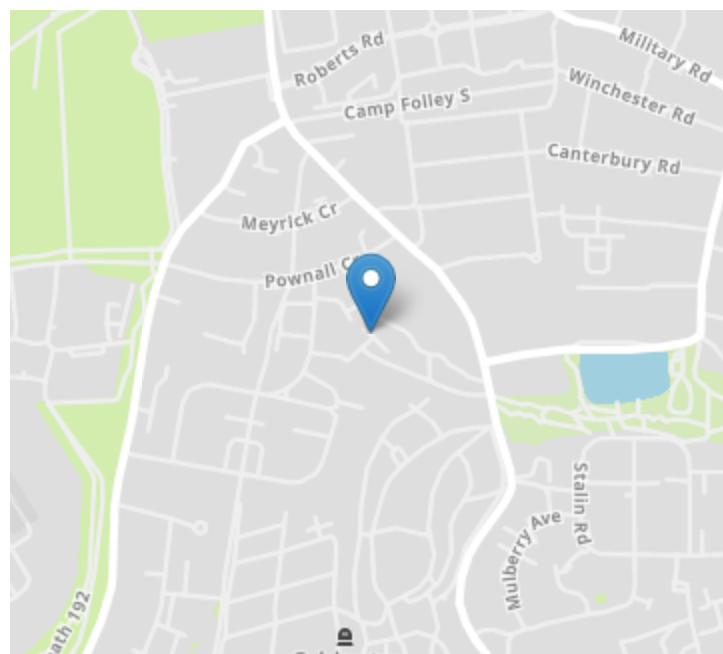
Outside the property offers two allocated parking to the front with a pleasant greenery in front of the property, ideal for dog walkers. To the rear of the property offers a low maintenance style garden, with a large patio area, artificial turf and decking further to the rear, ideal for alfresco dining. There is also a shed to remain and the benefit of gated side access.

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.