



- Stunning Bay Fronted Semi-Detached House
- Two Double Bedrooms
- Tastefully Decorated & Well Presented Throughout
- Living Room With Bay Window And Log Burner
- Kitchen With NEFF Appliances
- Ground Floor Cloak Room And Utility Room
- Modern First Floor Bathroom
- Driveway Providing Off Road Parking

12 Rosebery Avenue, Colchester, Essex. CO1 2UJ.

A truly stunning two double bedroom, bay fronted semi-detached house, centrally positioned in Colchester with brilliant access to the Town Centre, Castle Park and the train station with links to London Liverpool Street within the hour. Presented to the market in excellent condition and having been tastefully decorated by the current owners, this turn key home would be ideal for a first time buyer.



Property Details.

Ground Floor

Entrance Hall

Radiator, stairs to first floor.

Lounge



13' 4" into bay x 12' 10" (4.06m into bay x 3.91m) Double glazed bay window to front, storage cupboard, radiator, inset log burner.

Dining Room



15' 7" max x 9' 11" max (4.75m max x 3.02m max) Door to garden, radiator, door to Pantry.

Kitchen



9' 6" x 5' 11" (2.90m x 1.80m) Double glazed window to side, wall and base level units, roll edge work surfaces, inset sink and drainer unit, integrated oven and four ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher.

Utility Area

5' x 3' (1.52m x 0.91m) Plumbing for washing machine, door to:

WC

Double glazed window to side, concealed cistern w.c., wash hand basin.

First Floor

Landing

With doors to;

Property Details.

Bedroom One



12' 10" x 10' 7" (3.91m x 3.23m) Double glazed window to front, radiator, double glazed window to front, cupboard housing boiler.

Bedroom Two



10' 10" x 9' (3.30m x 2.74m) Double glazed window to rear, radiator.

Bathroom



Panel enclosed bath with mixer tap and shower over, low level w.c., wash hand basin, radiator, obscure double glazed window to rear.

Outside

Front Of The Property

There is a driveway providing off road parking for two cars.

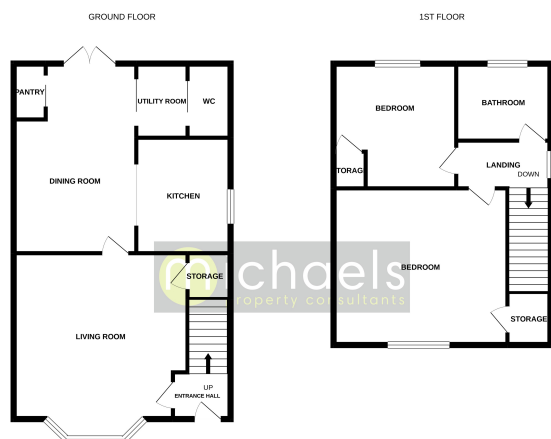
Rear Garden



The rear garden measures in excess of 200 ft and is landscaped, comprising of patio and lawned areas, all enclosed by panel fencing. There is a timber storage shed and gate providing side access.

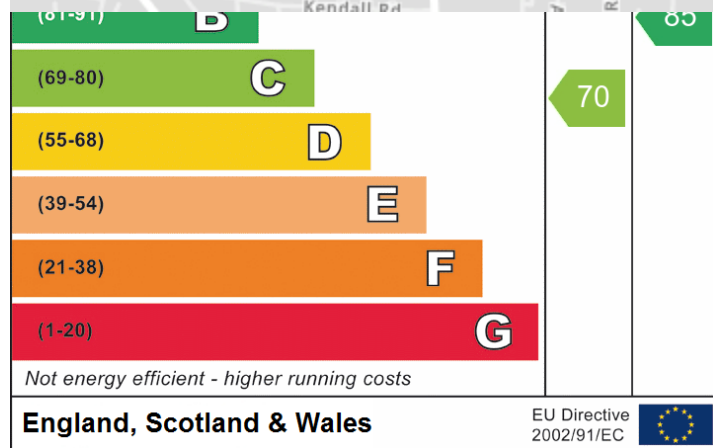
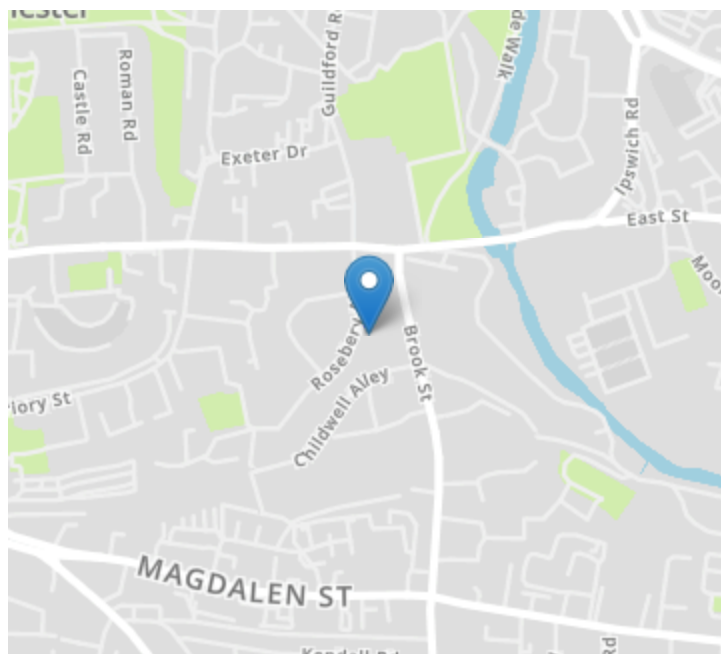
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, walls, areas and other data are approximate and are subject to the accuracy of the information provided. The plans do not constitute a contract and are not intended to be used as such. The purchaser should verify the accuracy of the information provided and confirm the same with their solicitor prior to exchange of contracts.

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.