



- An Ideal First Time Buy Or Investment Property
- Two Bedroom Mid Terrace House
- Kitchen With Space For Appliances
- Conservatory
- Recently Re-Fitted Bathroom
- Rear Garden With Garden Shed & Rear Access
- Allocated Parking Space To The Front Of The Property

2 Wetzlar Court, Colchester, Essex. CO2 8YE.

A beautifully presented two bedroom mid-terraced property situated in a quiet cul de sac position within this sought after development to the South of Colchester, offering excellent access to the Town Centre, one of Colchester's newest supermarkets offering fresh goods and bakery, picturesque walks through Colchester Middlewick Range which is ideal for dog walkers.



Property Details.

Entrance Hall

Entrance Porch

Door to;

Living Room



14' 16" x 12' 8" (4.67m x 3.86m) With double glazed window to front, radiator, stairs to first floor, TV & telephone point, door to kitchen.

Kitchen



12' 8" x 9' 3" (3.86m x 2.82m) With double glazed window to rear, radiator, matching eye level and base units with worktops over, tiled splashbacks, inset sink and drainer, space for washing machine, fridge/freezer and cooker, door to conservatory.

Conservatory

UPVC construction with access to the garden.

First Floor

Landing

With loft access and doors to;

Property Details.

Bedroom One



10' 8" x 10' 7" (3.25m x 3.23m) With double glazed window to front, double wardrobes, radiator, airing cupboard.

Bedroom Two

10' 7" x 6' 7" (3.23m x 2.01m) With double glazed window to rear, radiator.

Bathroom



With obscure window to rear, part tiled walls, enclosed cistern WC with vanity unit and wash hand basin, panelled bath with shower over.

Outside

Rear Garden



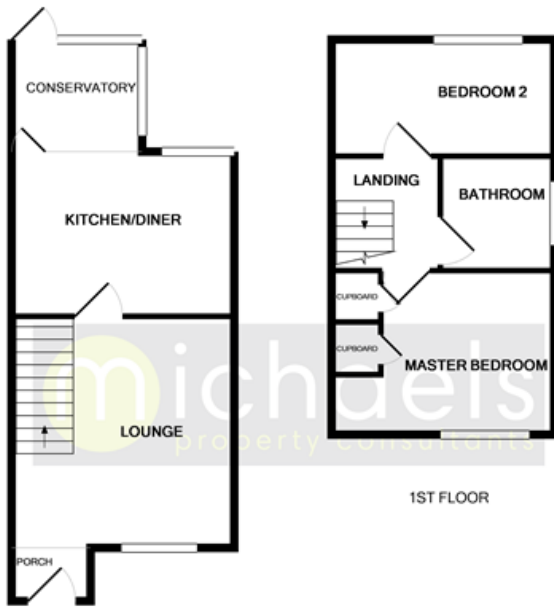
The rear garden is enclosed by panel fencing and offers gated rear access. There is a small patio area located directly to the rear of the property which then leads to a lawn area and a garden shed.

Parking

One allocated parking space located to the front of the property.

Property Details.

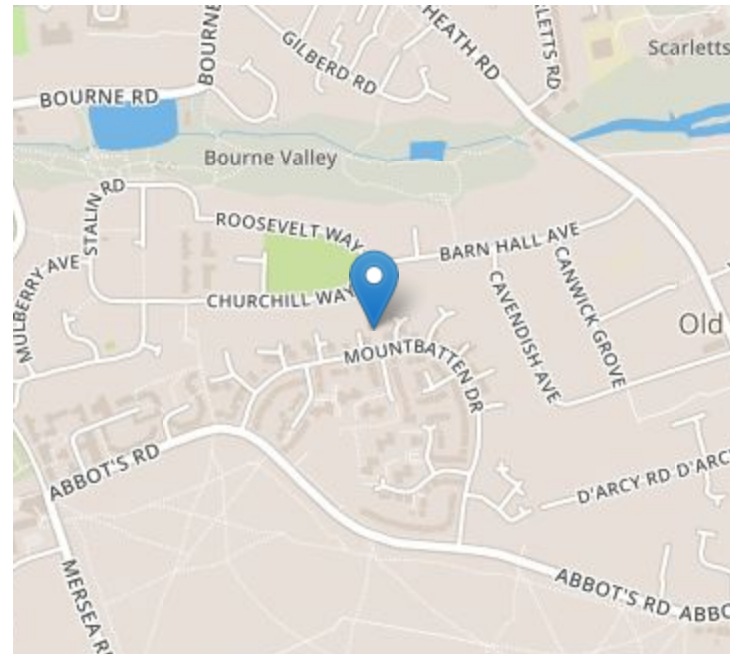
Floorplans



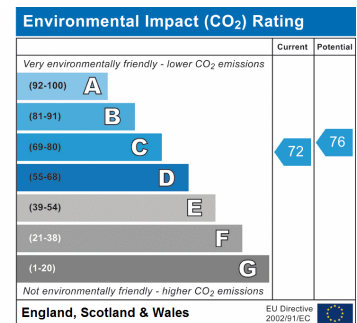
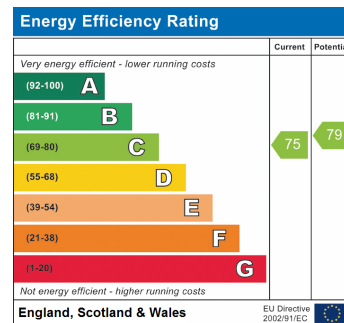
GROUND FLOOR

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.

