



- Two Bedroom Semi-Detached Home
- Chesterwell Development - Home To An Array Of Schooling & Amenities!
- Built By Reputable Local Builders, Mersea Homes
- Open Plan Living/Kitchen/Dining Area
- Benefitting From A Downstairs Cloakroom
- Two Excellent Double Bedrooms
- First Floor Family Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking On A Private Driveway In Tandem Style
- Completed Onward Chain!

## 28 Lilianna Road, Colchester, Essex. CO4 6DN.

**\*\*Complete Onward Chain!\*\*** An excellent two bedroom semi-detached home commanding a favourable North Colchester location and presented to market in excellent order. Positioned on the popular 'Chesterwell' development and originally constructed by reputable local house builders Mersea Homes, this property comes complete with high specifications and is within striking distance of Chesterwell Plaza - a complex home to; a large local co-operative store, private personal training gym, excellent coffee shop, private GP surgery, a soon to be opening pharmacy and a pilates studio. It is also within moments of an array of primary and secondary schooling, as well as served by a frequent bus network to Colchester's North Station, offering direct links to London Liverpool Street within the hour - ideal for the working professional.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, inset storage cupboard, radiator, access to;

### Ground Floor Cloakroom

6' 0" x 3' 0" (1.83m x 0.91m) W.C., wash hand basin, radiator

### Kitchen/Living/Dining Room



25' 3" x 14' 4" (7.70m x 4.37m) Windows to front and rear aspect, patio doors to rear aspect (leading to rear garden), communication points, radiator

Modern fitted kitchen comprising of; an array of fitted base and eye level units with work surfaces over, drawers under, inset sink, drainer and taps over, space for fridge/freezer, integrated oven, hob and extractor fan under, space and plumbing for washing machine/further appliances.

## First Floor

### Landing

Stairs to ground floor, inset storage, doors and access to:

## Master Bedroom



14' 4" x 8' 8" (4.37m x 2.64m) Window to rear aspect, radiator

## Bedroom Two



14' 4" x 8' 9" (4.37m x 2.67m) Windows to front aspect, over-stairs storage, radiator

# Property Details.

## Family Bathroom



Obscure window to side, low level WC, pedestal wash hand basin, panelled bath with shower and screen over, part tiled walls.

## Outside, Garden & Parking



Outside, its owners enjoy a private and enclosed rear garden featuring an area laid to patio with space for outdoor dining and seating furniture, with the remainder laid to lawn. Boundaries are formed by panel fencing and secure gated side access leads to a private driveway offering off road parking for two vehicles in tandem style.

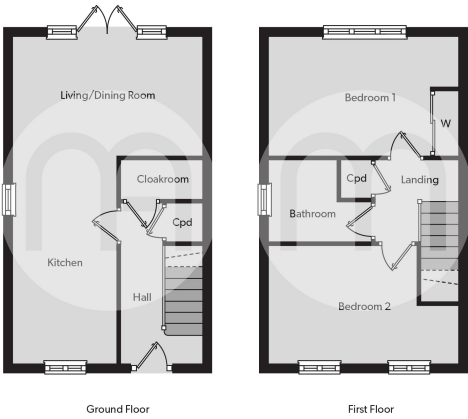
## Additional information

Please be advised this property is offered on a freehold basis.

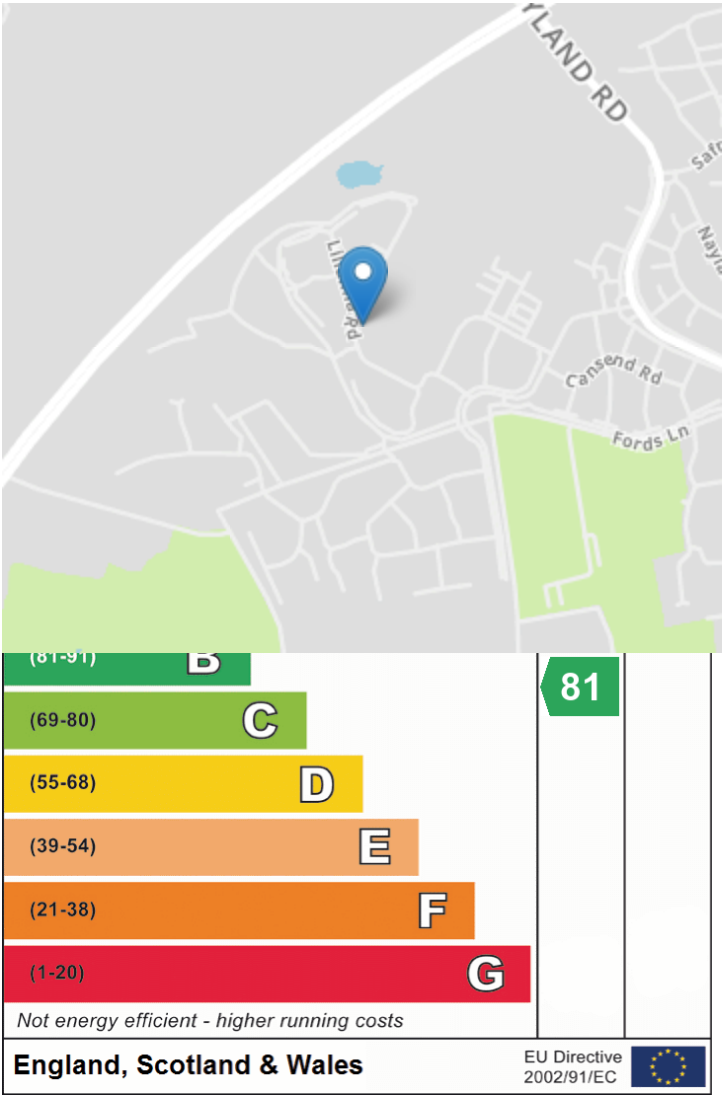
There is an annual estate charge applicable to this property, which maintains the private residential development and contributes towards its upkeep. We advised that all interested parties confirm this information and set up with their legal representative at an early stage of their conveyance, preventing any discrepancy.

# 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.