



- Two Allocated Parking Spaces
- Open Plan Kitchen/Dining Area
- A Prime Example Of A Two Bedroom End Terrace Home
- Prime North Colchester Position & Close To Colchester's Northern Gateway
- Ideal For A First Time Buyer Or Working Professional
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Garage/Studio
- Viewings Advised

## 32 Orwell Close, Colchester, Colchester, Essex. CO4 3YW.

A superb two bedroom end terraced property residing in a pleasant position to the North of Colchester, overlooking an open green and within close proximity of the A12 and the area's excellent local schools and amenities. This spacious property enjoys excellent sized accommodation throughout and has been beautifully maintained by the current owners and has undergone a small programme of refurbishment throughout, with highlights including a new kitchen, new boiler and light decoration throughout. Highlights include a sizeable kitchen/diner, a spacious rear aspect living room, two double bedrooms and a first floor shower room. Outside the property enjoys a very attractive rear garden, two parking spaces and a garage which has been converted into a fantastic studio or work space. The front of the garage still remains and could be easily converted back to its original status.



# Property Details.

## Ground Floor

### Entrance Hallway

Tiled flooring, door to:

### Kitchen/Dining Area



14' x 11' (4.27m x 3.35m) Tiled flooring, radiator, range of base and eye level units with working surfaces to side and tiled splash back, space for cooker with extractor hood above, space for fridge/freezer, washing machine and dishwasher, inset sink unit, UPVC window to rear, under stairs recess providing storage space, door to:

### Living Room



14' x 12' (4.27m x 3.66m) Radiator, UPVC window to front, UPVC window and door to rear.

## First Floor

### Landing

UPVC window to front, doors to:

### Bedroom One



14' x 9' 8" (4.27m x 2.95m) Radiator, UPVC window to rear, built in wardrobe.

### Bedroom Two



9' x 8' 3" (2.74m x 2.51m) Radiator, UPVC window to rear, built in wardrobe.

# Property Details.

## Shower Room



UPVC obscured window, low level W.C, shower cubicle. vanity wash basin, Mosaic tiled flooring.

## Outside



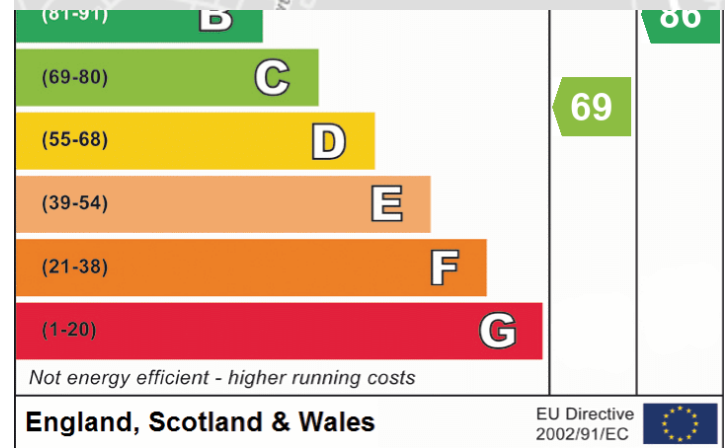
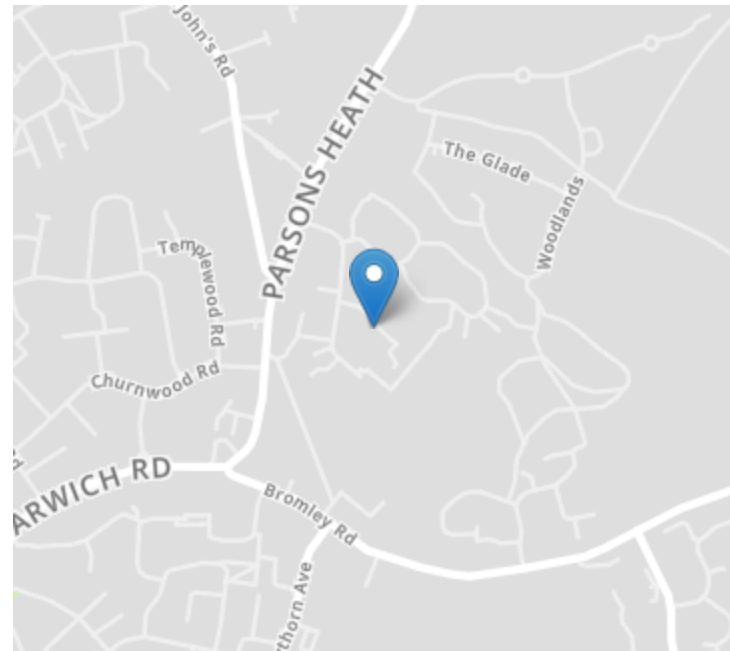
To the rear of the property there is a very attractive and unoverlooked garden, beautifully landscaped by the owners to a low maintenance design. The garden itself is predominately paved, with an array of mature flowers, shrubs and trees.

As previously mentioned the property resides in an attractive position overlooking an open green to the front, there is one allocated parking space directly in front of the property, whilst a further space can be found at the rear in front of the converted garage.

# 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.