



- Modern Fitted Kitchen With High Gloss Units & Integrated Appliances
- Newly Fitted First Floor Bathroom Suite
- Two Double Bedrooms
- Gilbert Secondary School Catchment Area (Subject To Application)
- Early Viewings Strongly Advised
- Tastefully Updated & Well Presented Throughout
- Ideal First Time Purchase
- Deceptively Large End Of Terraced House
- Car Port & Allocated Parking Space
- Popular Highwoods Area

45 Victoria Gardens, Colchester, Colchester, Essex. CO4 9YB.

**** Guide Price £280,000 to £290,000 **** Making the ideal first time purchase, this beautiful two bedroom end of terraced property has been tastefully decorated to a high standard by the current vendors and is presented to market in excellent order throughout. Accommodation commences with a well proportioned living room, which leads on to a modern kitchen-diner, featuring grey tone high gloss units and tastefully complimented with white tiled brick splashback. The kitchen features an array of integrated appliances and has a tiled floor finish. The first floor is home to two large double bedrooms and a brand new family bathroom suite. Complete with a generous private rear garden and off road parking easily accessible to the front for numerous vehicles, we advise early viewings to avoid disappointment.



Property Details.

Ground Floor

Living Room



15' 3" x 13' 3" (4.65m x 4.04m) UPVC window to front and rear aspect, wall mounted heater, under stairs storage cupboard, stairs to first floor, communication points, door to:

Kitchen/Dining Area



UPVC window to front aspect, UPVC door to rear aspect (providing access to rear garden), a variety of modern fitted high gloss base and eye level units with work surfaces over and inset stainless steel sink, drainer and mixer tap over, undercounter lighting, white brick tiled splash back, integrated electric fan assisted oven and grill, fridge & freezer, tiled floor finish, wall mounted heater, inset spotlights.

First Floor

Landing

UPVC window to rear aspect, loft access, airing cupboard, wall mounted heater, stairs to ground floor, further doors to:

Property Details.

Master Bedroom



13' 5" x 10' 4" (4.09m x 3.15m) UPVC windows to front and rear aspect, wall mounted heater.

Bedroom Two



13' 4" x 7' 9" (4.06m x 2.36m) UPVC windows to front and rear aspect, wall mounted heater.

Bathroom

UPVC window to front aspect, marble effect tiling and floor tiles, vanity wash basin, heated chrome towel rail, wall mounted mirror with LED back light, panelled bath with shower attached and glass shower screen.

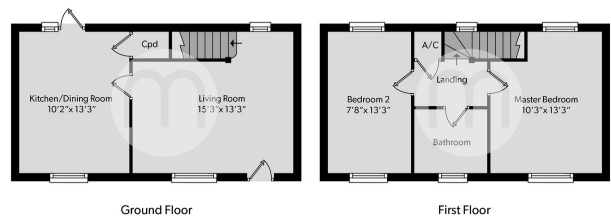
Garden & Parking



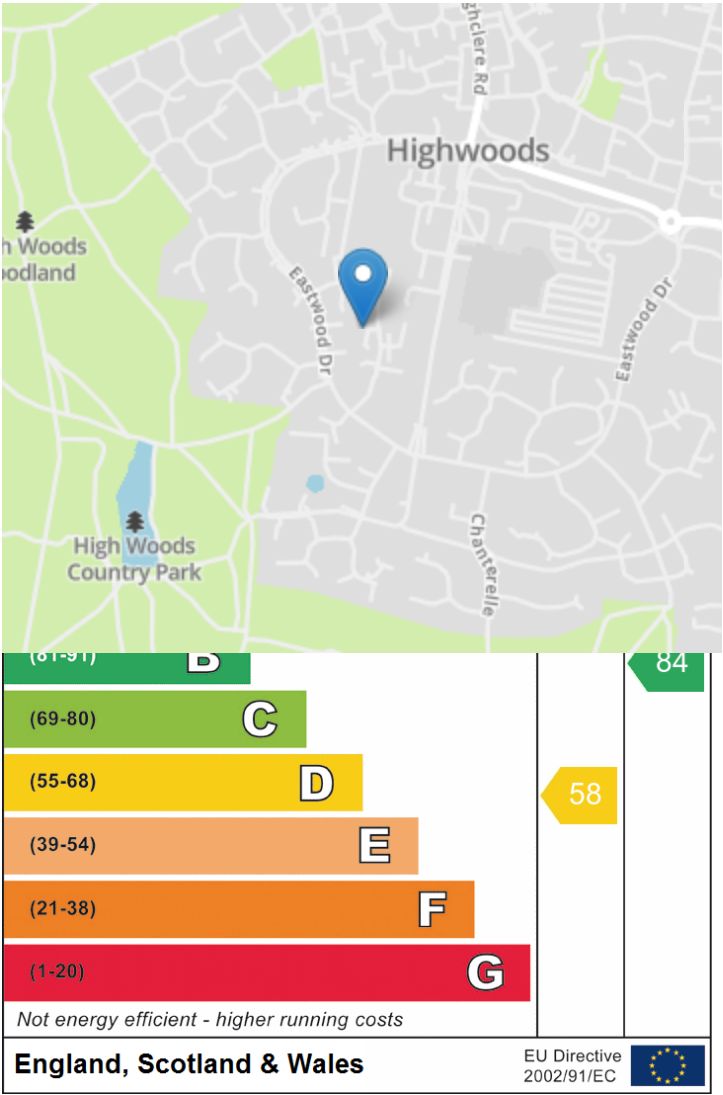
Accessible from the kitchen-diner, this property boasts a generous private rear garden. Commencing with a patio area, the remainder is laid to lawn and the garden enclosed by recently installed close board fencing and concrete posts. There is the benefit of a garden shed to remain with the property. Parking is easily accessible to the front of the property with a car port and separate parking space.

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.