



## 16 Parade Square, Colchester, Essex. CO2 7GP

Two bedroom coach house offered for sale at £235,000 with no onward chain. The property benefits from a spacious open plan kitchen/living area, two double bedrooms, family bathroom, and a garage with power and lighting. Located within easy access of Colchester Town Centre, this freehold home is ideal for first time buyers or investors.



**£235,000 Freehold**

## PROPERTY DESCRIPTION

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This well-presented two bedroom coach house represents an excellent opportunity for first time buyers or investors, offered for sale with no onward chain for a smooth and straightforward purchase.

Conveniently located within easy reach of Colchester Town Centre, the property provides modern and well-proportioned accommodation throughout. The first floor features a bright and spacious open plan kitchen/living area, ideal for both everyday living and entertaining. The kitchen is fitted with a range of eye and low level units along with integrated appliances including fridge/freezer, dishwasher, washing machine, double oven and hob.

The property further benefits from two generous double bedrooms and a family bathroom. Externally, there is a garage complete with power, lighting and additional storage, as well as visitor parking to the rear.

Early viewing is highly recommended to appreciate the accommodation on offer.

## FEATURES

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- 2 Double Bedrooms
- Modern Kitchen with integrated appliances
- Modern Bathroom
- Garage
- Permit parking
- No Onward Chain



## ROOM DESCRIPTIONS

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### Entrance Hall

Front door into entrance hall, radiator, stairs rising to first floor.

### Landing

Stairs rising from ground floor, radiator, double storage cupboard, loft access, double glazed window to rear aspect.

### Master Bedroom

12'7" x 11'10" (3.84m x 3.61m)

Radiator, double glazed windows to front and side aspects.

### Bedroom Two

9'10" x 8'10" (3.00m x 2.69m)

Radiator, double glazed window to front aspect.

### Family Bathroom

Low level WC, wash hand basin, panelled bathtub with overhead shower attachment, radiator, obscured double glazed window.

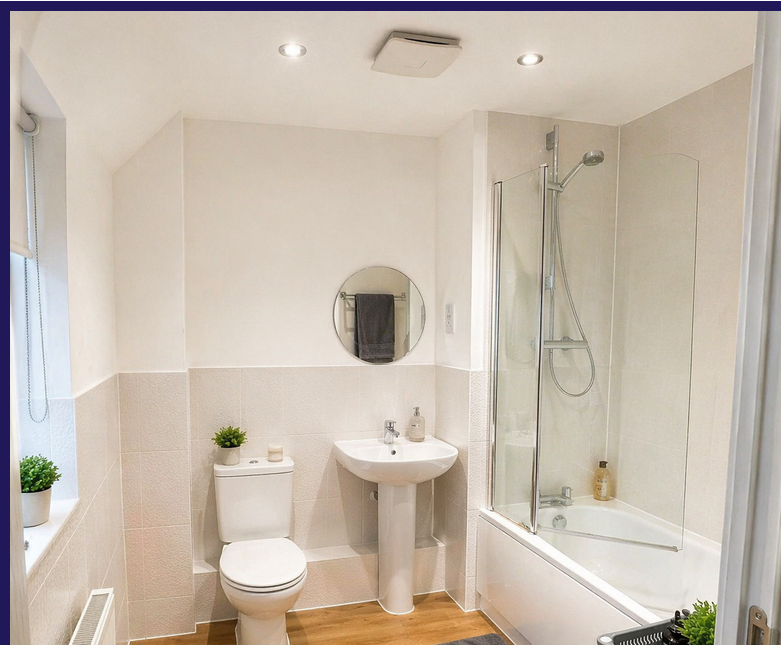
### Kitchen/Living Area

19'8" x 13'5" (5.99m x 4.09m)

Kitchen area comprising a range of eye and low level units with fitted work surface, integrated fridge/freezer, dishwasher and washing machine, integrated double oven, four ring hob with extractor fan above, stainless steel sink and drainer with mixer tap. Two radiators to living area, double glazed window to rear aspect and two double glazed windows to front aspects.

### External

Garage with up and over door, power and lighting, storage cupboard. Visitor parking to the rear.



## MATERIAL INFORMATION

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**Parking Types:** Garage.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (80)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

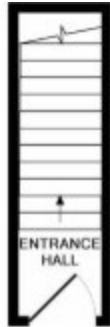
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

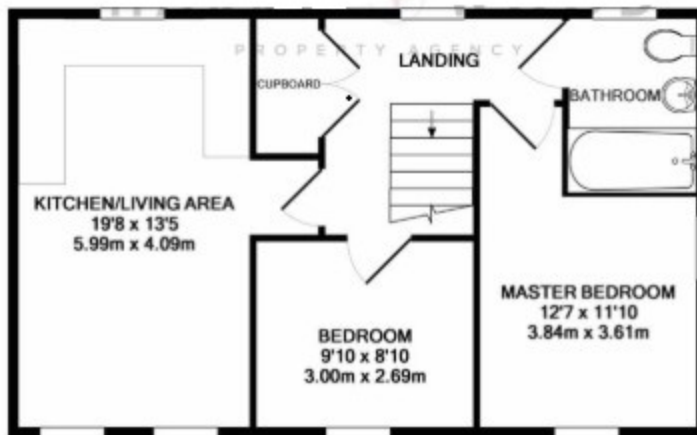
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

# FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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