



- Guide Price £240,000 - £250,000
- A Superb Starter Home
- Contemporary Semi Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Sizeable Lounge/Diner With French Doors To Rear Garden
- Well Presented Bathroom
- Low Maintenance 'L' Shape Garden
- Garage And Driveway

**20 Foundation Way, Colchester, Essex.
CO2 9FY.**

This stunning two double bedroom semi-detached residence occupies a delightful position on the fringe of this popular, newly built modern development to the South of Colchester, tucked away with ample parking and a private garage. Within easy access of an array of useful local amenities, such as convenience store, hairdressers, nursery and on an excellent local bus network with links to Colchester's Town Centre, it makes the all round perfect first time purchase.



Property Details.

Ground Floor

Entrance Hall



With stairs rising to first floor, wood effect flooring, door to WC, open to kitchen.

Kitchen



9' 11" x 6' 1" (3.02m x 1.85m) With UPVC double glazed window to front, wood effect flooring, a range of matching eye level and base units with drawers and worktops over, integrated fridge/freezer, AEG double oven and gas hob with extractor hood over, inset sink and drainer.

WC

With wood effect flooring, radiator, wash hand basin, close coupled WC.

Lounge/Diner



16' 2" x 13' 1" (4.93m x 3.99m) With UPVC double glazed French doors to rear, radiator, wood effect flooring, TV point, large under stairs cupboard.

First Floor

Landing

With doors to;

Property Details.

Bedroom One



13' 1" x 10' 1" (3.99m x 3.07m) With UPVC double glazed window to rear, radiator.

Bedroom Two

13' 1" x 8' 4" (3.99m x 2.54m) With two UPVC double glazed windows to front, radiator, built in cupboard.

Family Bathroom



With close coupled WC, wash hand basin, panelled bath with shower over and part tiled walls.

Outside

Rear Garden



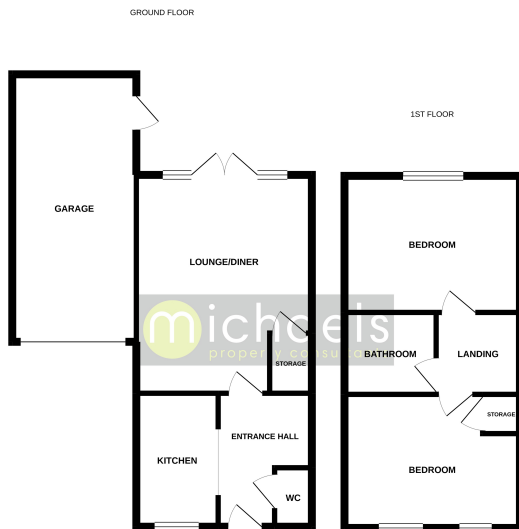
A generous 'L' shape rear garden which is enclosed by panel fencing. The garden features a generous decking area ideal for outdoor dining, whilst the rest of the garden space is maintenance free and also provides access into the garage.

Garage And Driveway

Garage adjacent to the house with a driveway in front.

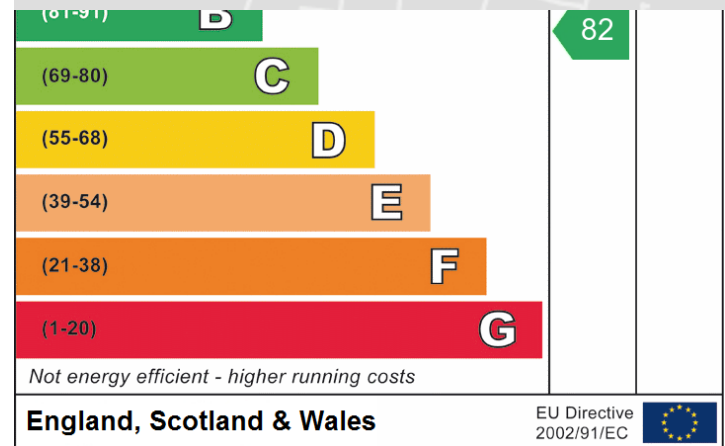
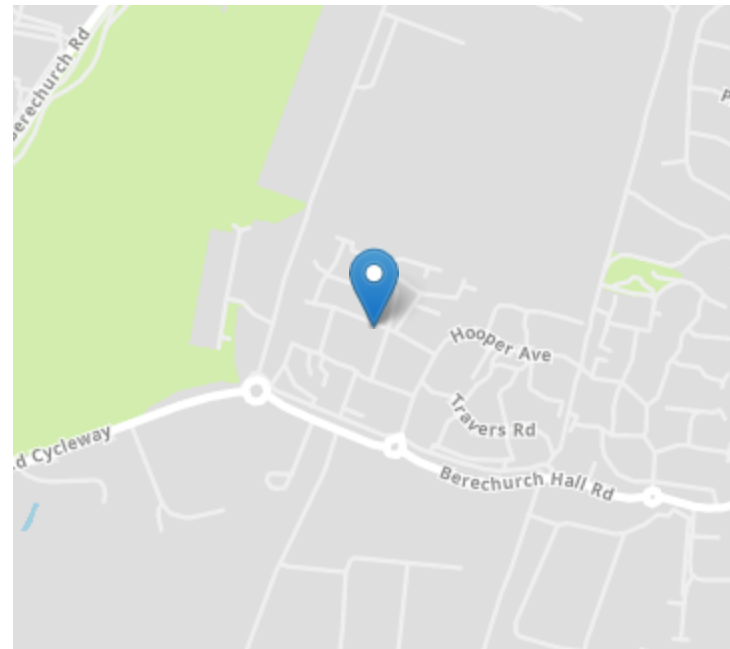
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, windows, doors and other items are approximate and the responsibility is placed on any prospective purchaser. The plans are for illustrative purposes only and should not be used as a basis for the purchase of the property. The services, systems and appliances shown herein are deemed to be accurate as shown unless otherwise specified or indicated on drawings.

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.