

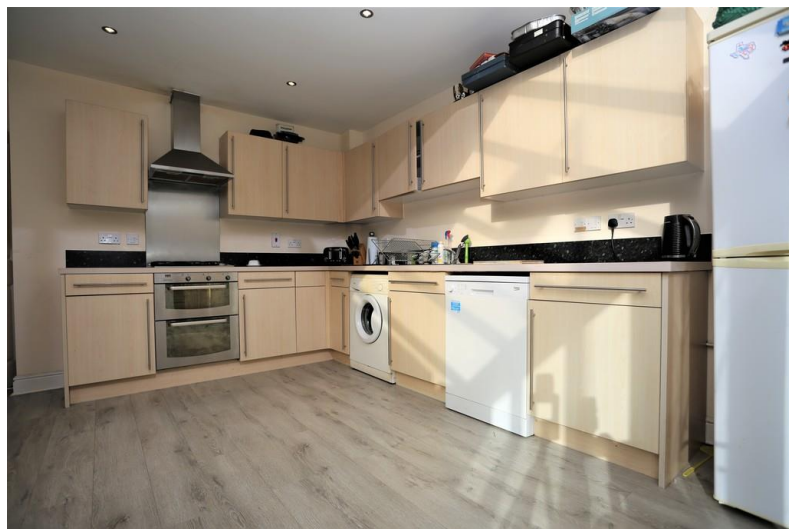


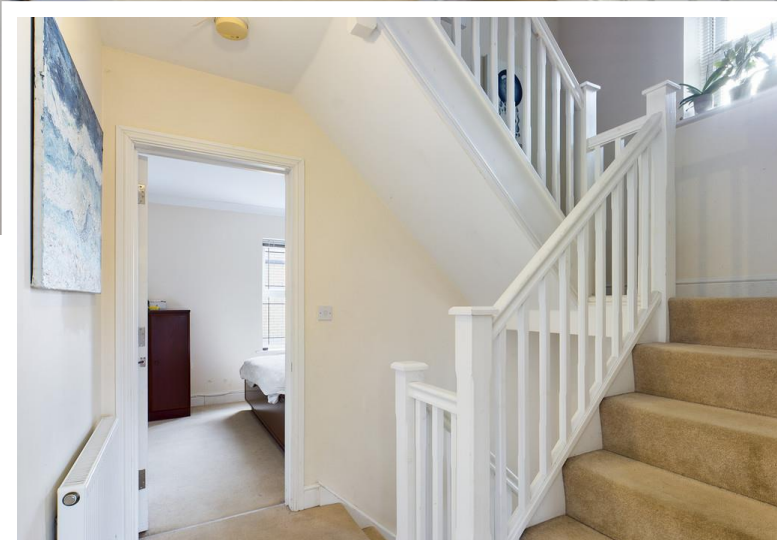
Engineers Square

Colchester, Essex, CO4 5YP

- Guide price £385,000 - £400,000
- End of terrace
- Investment opportunity
- Easy access to Colchester General Hospital

Guide Price £385,000 - £400,000
EPC Rating 'TBC'





Property Description

Spread over 3 storeys this end of terrace house makes the perfect family home, with spacious living areas, double bedrooms, enclosed garden and garage.

Set in the most desirable location for commuters, with just a short walk to Colchester North Station. It is also well positioned for Colchester General Hospital and a short drive to Colchester Town Centre.

Viewings are highly advised!

ENTRANCE HALL

17' 10" x 4' 10" (5.44m x 1.47m) Spacious entrance with storage cupboard to side, door to WC, stairs to RHS with low level under stairs cupboard, internal access to LHS, access to kitchen/breakfast area to end of hallway. Carpeted throughout



CLOAKROOM

5' 7" x 3' 5" (1.7m x 1.04m) Partially tiled with dark roll top edge to side, low level W/C, sink with chrome mixer tap, radiator and extractor.

KITCHEN/DINER

18' 9" x 14' 11" (5.72m x 4.55m) Spacious light filled kitchen/dining area with light vinyl wood effect flooring throughout. An impressive range of wooden wall and base units with a dark speckled worktop, sink with chrome mixer taps. Gas hob with extractor hood over, double oven, stainless steel splash-back. Space for large fridge freezer. Patio doors leading to rear garden.



1st Floor

LIVING ROOM

18' 10" x 10' 1" (5.74m x 3.07m) Large light filled room with two Juliet balconies with views overlooking communal garden area. Satellite TV point, carpeted throughout.

Landing carpeted throughout with storage cupboard

MASTER BEDROOM

18' 10" x 11' 7" (5.74m x 3.53m) Good sized double bedroom with large fitted mirror wardrobe, two windows with views overlooking rear garden. Carpeted throughout.

Door to en-suite:

ENSUITE

7' 10" x 7' 1" (2.39m x 2.16m) Good sized shower ensuite partially tiled with shelving to side, low level W/C, chrome heated towel rail & extractor fan.



BEDROOM TWO

18' 10" x 10' 2" (5.74m x 3.1m) Large double bedroom, two front facing windows. Carpeted throughout

BEDROOM THREE

9' 6" x 7' 10" (2.9m x 2.39m) Double bedroom, window with views over rear garden, carpeted throughout.





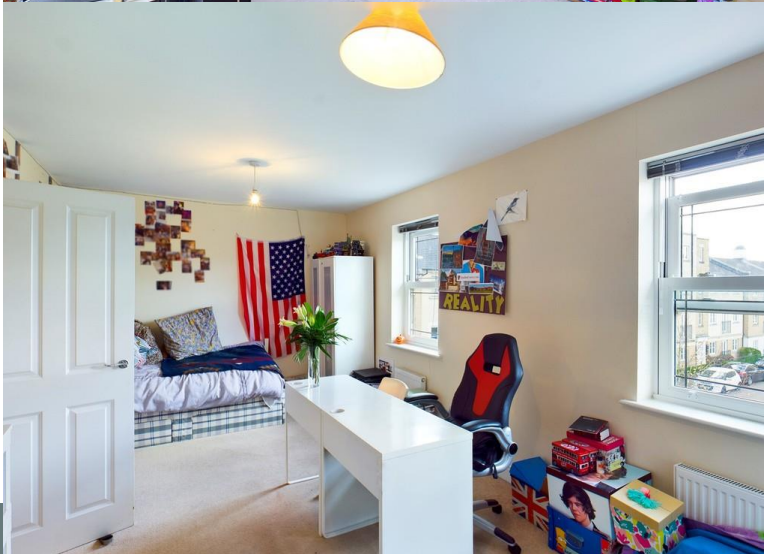
FAMILY BATHROOM

7' 1" x 6' 5" (2.16m x 1.96m) Large partially tiled family bathroom with white panelled bath and shower over, low level W/C, sink with mixer tap, extractor fan.



BEDROOM FOUR

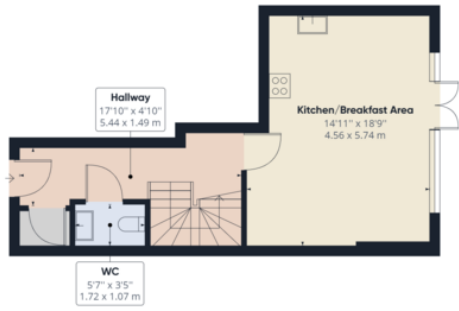
9' 6" x 10' 6" (2.9m x 3.2m) Good sized double bedroom, rear facing window, carpeted throughout.



PARKING

This property comes with allocated parking and single garage facilities, with internal access from hallway.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1389.39 ft²
129.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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