

77 Kensington Road, Colchester, CO2 7FF



Freehold

Asking Price Of

£250,000

Subject to contract

Coach House

2 bedrooms
Kitchen/living room
1 shower room



Situated on a modern development close to Abbeyfields is this beautifully presented coach house benefitting a garage and parking

Some details

General information

Situated within easy access of Abbeyfields and Colchester town centre is this modern two bedroom coach house with accommodation briefly comprising:

Entrance door leading to entrance hall with stairs rising to the first floor accommodation which benefits from Amtico flooring throughout beginning with the landing having a double glazed window to the rear aspect, radiator and cupboard housing boiler. A door leads to the open-plan kitchen/living/dining space with double glazed windows to front and rear aspect, radiator. There is a stainless steel single drainer sink unit inset to the work surface with cupboard and drawers under along with a matching range of eye-level cupboards. There is a full range of integrated appliances including oven with gas hob and extractor over, dishwasher, washer/dryer and fridge/freezer.

The master bedroom has a double glazed window to the front aspect, a radiator, built-in wardrobe and storage cupboard. Bedroom two has a double glazed window to the front aspect and a radiator. The shower room has an obscure double glazed window to the rear aspect, double shower, low level WC, wash hand basin and a heated towel rail.

Entrance hall

Landing

Open-plan kitchen/living/dining space

19' 7" x 12' 11" (5.97m x 3.94m)

Bedroom one

11' 5" x 10' 9" (3.48m x 3.28m)

Bedroom two

12' 9" x 9' 1" (3.89m x 2.77m)

Shower room

Outside

To the front of the property there is a path leading to the front door with a partially enclosed astro turf area. There is access to the left hand side leading to the single garage with an electric roller door and electric vehicle charging point. There is an additional allocated parking space.

Location

Kensington Road is located a short distance from Colchester town centre and Abbeyfields and is in close proximity to Hamilton Primary School. There are shopping facilities nearby along with day to day needs at Sainsbury local on Layer Road. The town centre offers a further range of shopping facilities, restaurants and bars. Colchester Town Station offers links to London's Liverpool Street and the A12 can be accessed London bound towards the M25

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Agents note

We understand there is an annual estate management charge of approximately £140 per annum.

Directions

From Colchester town centre proceed south on Butt Road and take the left turning into Goojerat Road then first right into Kensington Road. Follow the road where the property will be found on the left hand side.

Further information

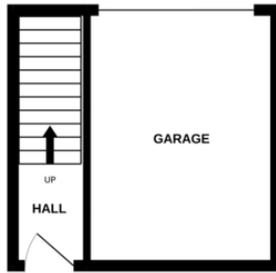
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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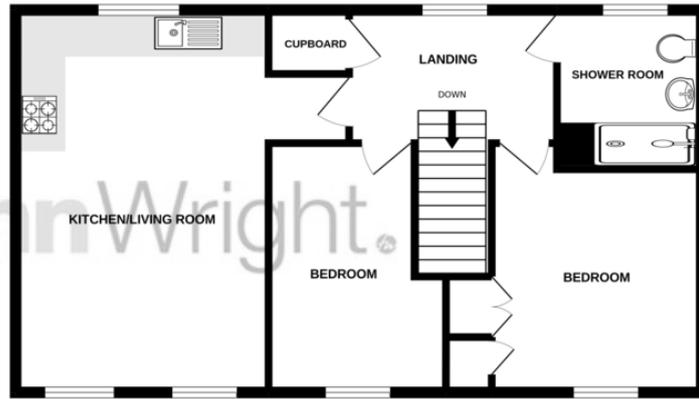
Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



FIRST FLOOR



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To find out more or book a viewing

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