

43 Arthur Cross Square, Colchester, CO4 6BZ



Freehold
Asking Price Of
£275,000
Subject to contract
Detached coach house

2 bedrooms
1 reception room
2 bathrooms



A stunning detached two bedroom coach house occupying a superb position to the North of Colchester, within easy reach of the A12 and mainline railway station.

Some details

General information

An opportunity to acquire a stylish two bedroom detached coach house, occupying a pleasant position on the Kingswood Heath development to the North of Colchester.

An entrance door leads into an entrance lobby, having a stair flight to the first floor, and the landing gives access to a loft space with doors leading off.

The open plan kitchen/living room has floor to ceiling windows and French doors to a Juliet balcony providing a light and airy interior. This excellent living and entertaining space, includes the kitchen area having worksurfaces with cupboards, drawers and space under, inset one and half bowl sink, four ring hob, oven under and cooker hood over, integrated fridge/freezer, plumbing for a washing machine and a cupboard housing the gas boiler.

Bedroom one is a spacious double bedroom with an en-suite shower room, comprising of a tiled shower cubicle, wash basin, low level WC and part tiled walls.

There is a second bedroom and bathroom comprising of panel bath with shower attachment, wash basin, low level WC and part tiled walls.

Kitchen/living room

18' 3" x 11' 6" narrowing to 10' 4" (5.56m x 3.51m)

Bedroom one

13' 2" x 11' 6" (4.01m x 3.51m)

Ensuite

7' 3" x 3' 8" (2.21m x 1.12m)

Bedroom two

9' 3" x 7' 9" (2.82m x 2.36m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Outside

There is a car port providing off road parking and an additional area to the rear and we are advised that this is under a leasehold arrangement.

Location

The property occupies a pleasant position on the Kingswood Heath development, located close to local amenities and gives excellent access to the A12, Colchester General Hospital and mainline railway station. Central Colchester is within easy driving distance with its great range of shopping and recreational facilities.

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

Our ref - GMB

Lease details - Subject to confirmation from the management company we are advised there is a service charge of £30 per calendar month.

Directions

Proceed to the North of Colchester along the Via Urbis Romanae Road turning left into Whitmore Drive across the mini-roundabout and then left into Arthur Cross Square where the property can be located further along, set back from the road.

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.



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