

28 Memorial Way, Colchester, CO4 9AU



2 bedrooms
1 reception room
2 bathrooms

Freehold

Asking Price Of

£320,000

Subject to contract

Viewing recommended



Occupying an excellent position within easy reach of central Colchester and the A12 a modern two bedroom semi-detached house offering a tastefully decorated interior and benefitting from gas-fired central heating, off-road parking for a number of vehicles, en-suite shower room and good size attractive garden.

Some details

General information

A spacious and tastefully decorated two bedroom semi-detached house occupying a superb position within easy reach of central Colchester, A12 and mainline railway station.

Entrance door to entrance hall with stair flight to first floor and cloakroom with low level WC and wash basin.

The front facing kitchen has fitted work surfaces with cupboards, drawers and space under, inset one and a half bowl sink, four ring electric hob with oven under and cooker hood over, integrated fridge / freezer and fitted wall units, one of which houses the gas fired boiler.

There is a spacious lounge with storage cupboard understairs and French doors opening to the rear garden.

The first floor landing has doors leading off with bedroom one having an en-suite shower room with tiled shower cubicle, low level WC, wash basin and part tiled walls.

Bedroom two has built-in mirror wardrobes and a cupboard housing the hot water tank. The bathroom has a white suite comprising low level WC, wash basin, panel bath and separate shower fitment over and part tiled walls.

Cloakroom

Kitchen

10' 2" x 6' 5" (3.1m x 1.96m)

Lounge

16' x 10' 2" widening to 13' 8" (4.88m x 3.1m)

Bedroom one

10' 2" x 8' 6" minimum (3.1m x 2.59m)

Ensuite

7' x 3' 9" (2.13m x 1.14m)

Bedroom two

11' 9" x 8' (3.58m x 2.44m)

Bathroom

7' x 5' 5" (2.13m x 1.65m)

Outside

To the front of the property is an open plan lawned garden with block paved driveway to one side affording off-road parking for a number of vehicles.

To the rear of the property is a good size garden being mainly lawned with patio areas and useful garden shed with electric connected.

Location

The property occupies a convenient position with excellent access to the A12 and A120 interchange. Severalls Business Park is nearby as well as Colchester General Hospital and North Station for straightforward rail access to London's Liverpool Street Station.

Central Colchester is within easy reach with its excellent shopping and recreational amenities, wine bars, restaurants and Mercury Theatre.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - B

Our ref - 58986

Agents note

We are advised by the vendor there is an annual maintenance charge of £210.

Directions

Proceed to the north of Colchester along the Ipswich Road towards the A12. Proceed past the Ferrari and Audi garage turning right into Lancaster Approach and left into Memorial Way where the property will be located on the right hand side.

Further information

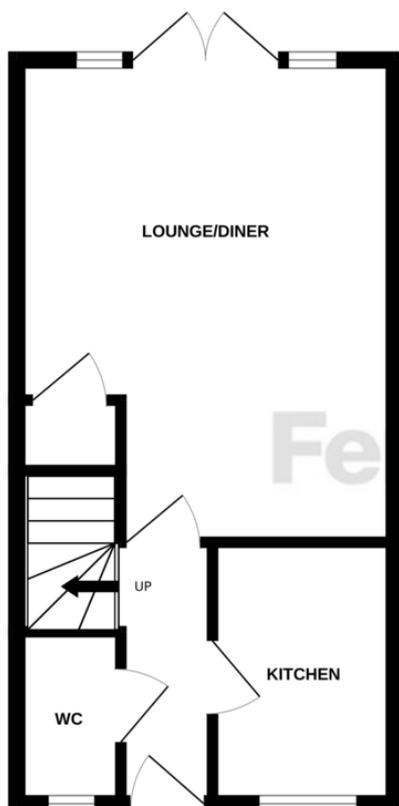
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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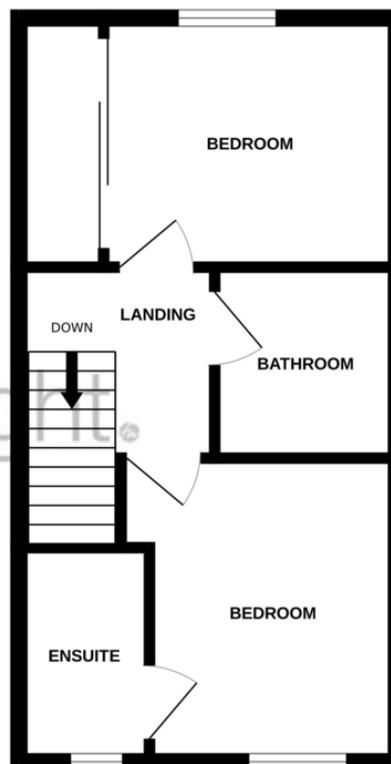
Viewing

To make an appointment to view this property please call us on 01787 327 000.

GROUND FLOOR



1ST FLOOR



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