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DAVID MARTIN
GROUP

Dale Close
Stanway, Colchester, CO3 0FL

£260,000
EPC Rating 'TBC'

- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- KITCHEN/DINER
- IDEAL FIRST PURCHASE





Property Description

Pleasantly Situated in the highly sought after area of Stanway, ideal for easy access to the A12 and nearby to popular schools and local amenities, finds this well presented two bedroom terraced house. The property comprises of lounge, kitchen/diner to rear, on the first floor there are TWO bedrooms and a bathroom. Within a cul-de-sac position this property enjoys allocated parking for TWO vehicles and an enclosed rear garden and would make a fantastic first home. Viewings are highly recommended on this property.





ENTRANCE TO PROPERTY

Made by a part glazed entrance door to front aspect.

LOUNGE

14' 00" x 12' 8" (4.27m x 3.86m) Window to front aspect, TV Ariel and telephone point, double radiators and wooden flooring.

KITCHEN/DINER

12' 8" x 9' 4" (3.86m x 2.84m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to work surface with drawers and cupboards beneath it, additional adjacent work surface with appliance storage and drawers and cupboards under, a matching range of eye level wall mounted units, Gas fired boiler, plumbing for washing machine and dishwasher, radiator, space for dining table. The room is well lit by window and half glazed door to rear aspect.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 2" x 10' 0" (3.1m x 3.05m) Window to front aspect, radiator, fitted wardrobe with hanging rail and shelving, TV point.



BEDROOM TWO

12' 8" x 6' 8" (3.86m x 2.03m) Window to rear aspect, radiator.

BATHROOM

White suite comprising of low flush WC, pedestal hand wash basin, panel bath, extractor fan, splash tiling and radiator.





OUTSIDE THE PROPERTY

At the front of the property there is a garden laid to lawn. Rear garden being enclosed by panel fencing, laid to lawn with decked area and flower beds, wooden storage shed which we understand from the vendor is to remain, paved patio to the rear of the property. We understand from the vendor the property has allocated parking space for 2 cars in adjoining parking bay.

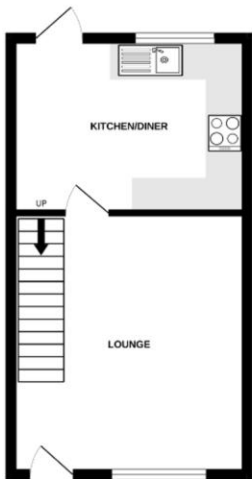
AGENT NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



GROUND FLOOR

1ST FLOOR



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements