



Marigold Close, Colchester,
£175,000

An opportunity to acquire this purpose built two bedroom first floor maisonette with garage and garden, located close to a parade of shops and a major supermarket.

- **PURPOSE BUILT**
- **FIRST FLOOR MAISONETTE**
- **TWO BEDROOMS**
- **STORAGE ROOM**
- **GAS TO RADIATOR HEATING**
- **DOUBLE GLAZING**
- **LOUNGE/DINER**
- **KITCHEN/BREAKFAST ROOM**
- **GARAGE**
- **GARDEN**

PROPERTY:

A great opportunity to acquire this well proportioned two bedroom first floor maisonette. This lovely property is situated on the first floor with its access via its own street door into an entrance porch. The maisonette has double glazing and gas central heating, whilst also benefitting from a storage room, storage cupboards and built in wardrobes to both bedrooms. The accommodation comprises, entrance porch, entrance hall/lobby, storage room, landing, lounge/diner, kitchen/breakfast room, inner hall, two bedrooms, separate WC and bathroom. Outside there is a sizeable garden and a garage in a nearby block.

Council Tax: band A
Colchester

LOCATION:

Marigold Close is well located, with easy access to local schools, shops, amenities, and the Hythe Train Station with mainline links to London Liverpool Street. A local shopping parade and various supermarkets are also within close proximity.





ENTRANCE PORCH:

Double glazed entrance door and matching side panel to:- entrance porch area with further door to:-

ENTRANCE LOBBY:

9'5 x 4'8 (2.87m x 1.42m)

Double glazed window to side elevation stairflight to first floor landing and access to:-

STORAGE AREA:

6'10 red 4'6 x 5'5 (2.08m red 1.37m x 1.65m)

Double glazed window to side elevation, power and lighting connected.

LANDING:

Double glazed window to side elevation, built in storage cupboard and door to :-

LOUNGE/DINER:

15'10 x 14'6 (4.83m x 4.42m)

Double glazed window to front elevation and two radiators. Door to:-





KITCHEN/BREAKFAST ROOM:

Double glazed window to rear elevation, wall mounted gas boiler, stainless steel single drainer sink unit with mixer taps and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted cupboards, space for washing machine, space for fridge freezer and built in larder cupboard.

INNER HALLWAY:

Doors to bedrooms and bathroom.

BEDROOM ONE:

11'10 x 11'5 (3.61m x 3.48m)

Double glazed frosted window to front elevation and built in double wardrobe cupboard.

BEDROOM TWO:

11'6 x 8'7 (3.51m x 2.62m)

Double glazed window to rear elevation and double built in wardrobe cupboard.

BATHROOM:

5'6 x 5'2 (1.68m x 1.57m)

Double glazed frosted window to rear elevation, walk in shower cubicle with shower unit and screen, wash hand basin with mixer tap and vanity under.

WC:

5'8 x 2'5 (1.73m x 0.74m)

Double glazed frosted window to rear elevation and low level WC.

GARDEN:

36'0 x 18'0 (10.97m x 5.49m)

A generous garden with paving, flower beds and shingle/stone area, access gate.

GARAGE:

16'4 x 8'0 (4.98m x 2.44m)

In nearby block with up and over door.

LEASE/SERVICE CHARGES

Lease length: 125 years

Lease left: 84

Service charges: to follow

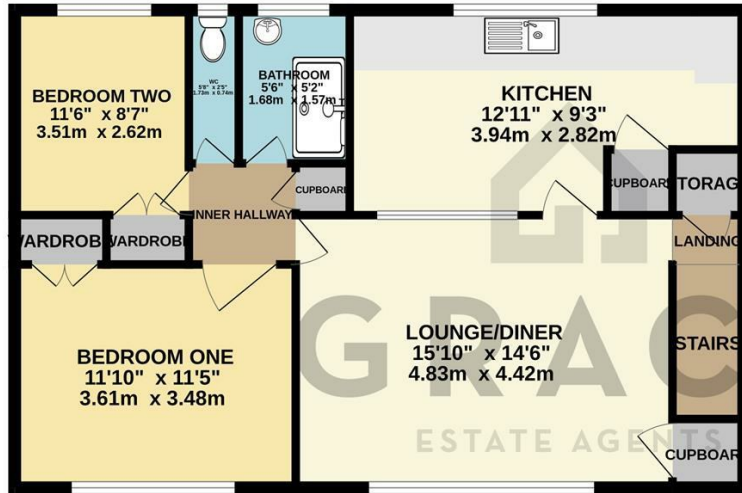




Colchester
Garden waste only
No food waste

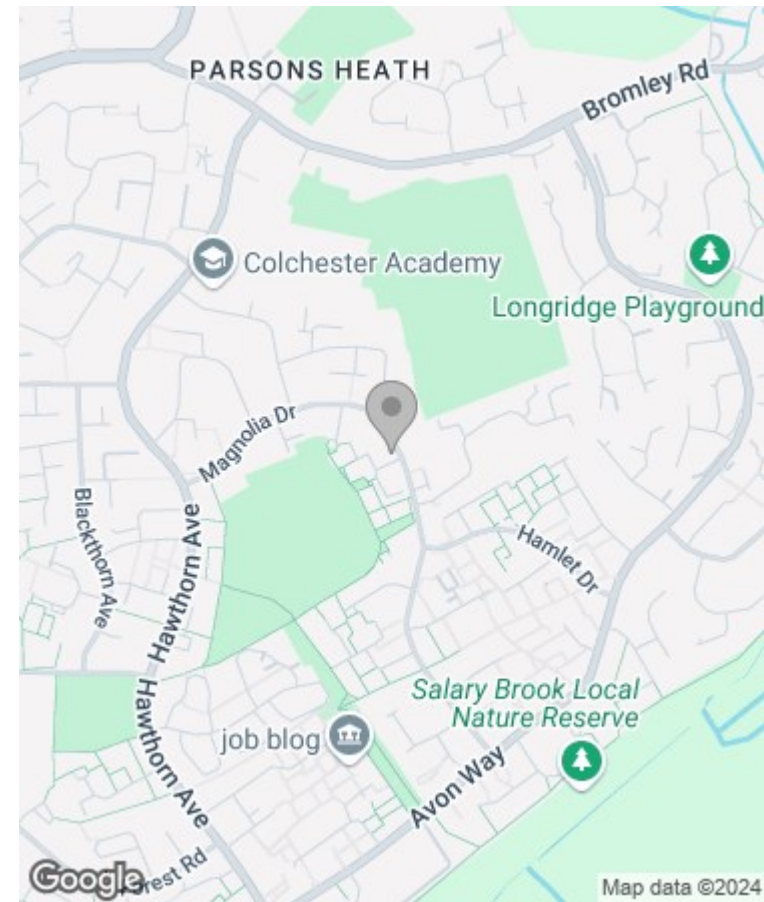
Colchester
No food waste
or recyclables

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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