



Ypres Road, Colchester CO2 7UW

welcome to

Ypres Road, Colchester

Offered with NO ONWARD CHAIN this ground floor apartment is situated on the south side of Colchester in Abbey Fields, offering excellent access to local amenities, Abbey Field recreation ground and Colchester's city centre.



This ground floor apartment is offered with no ongoing chain and is conveniently situated around 1 mile's walk from the city centre.

Accommodation comprises entrance hall, lounge, kitchen/diner, two bedrooms and bathroom. Externally there is allocated parking.

Communal Entrance Door To:

Communal Entrance Hall

Entrance Door To:

Hallway

Two large built-in storage cupboards, carpet, doors to:

Lounge

16' 1" x 12' (4.90m x 3.66m)

Upvc double glazed windows to side and rear, two radiators.

Kitchen / Diner

13' 1" max x 8' 1" max (3.99m max x 2.46m max)

Upvc double glazed windows to rear and side, range of base and eye level units, work surfaces, inset one and a quarter sink and drainer unit with mixer tap and tiled splashbacks, electric oven and four ring gas hob with extractor hood over, dishwasher, fridge/freezer, washing machine, laminate flooring, built-in airing cupboard housing wall mounted boiler.

Bedroom One

15' x 9' (4.57m x 2.74m)

Upvc double glazed window to side, radiator.

Bedroom Two

12' 1" x 7' 1" (3.68m x 2.16m)

Upvc double glazed window to side, radiator.

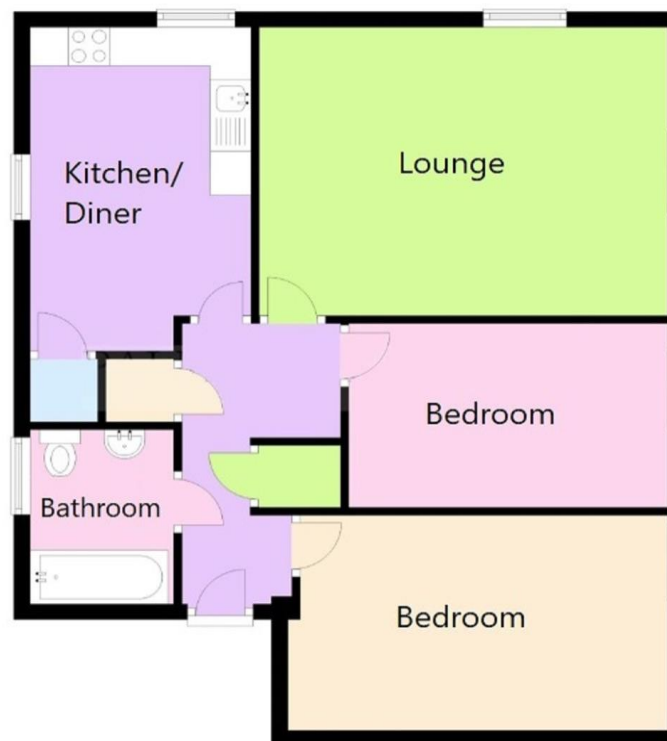
Bathroom

Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., tiled floor, radiator, part tiled walls, upvc double glazed window to side.

Outside

The property benefits from allocated parking space.

Ground Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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welcome to Ypres Road, Colchester

- NO ONWARD CHAIN
- Ground Floor Apartment
- Lounge & Kitchen/Diner
- Two Bedrooms
- Bathroom
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

£160,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS120173 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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