



**Foundation Way, COLCHESTER, CO2 9FY**



**welcome to**

**Foundation Way, COLCHESTER**

This modern and well presented two double bedroom semi detached house is situated on the quiet south side of Colchester within easy reach of Friday Woods and offers good access to local shops. Less than 10 minutes away from Town Centre and Stanway area.



**Early viewing is advised of this modern semi detached home situated on the outskirts of Colchester, around 3 miles from the city centre.**

**Ground floor accommodation comprises entrance hall, cloakroom, kitchen and lounge/diner with doors onto the garden. The first floor offers two good size double bedrooms and a family bathroom.**

**Externally there is an enclosed rear garden and two allocated parking spaces.**

#### **Entrance Door To:**

#### **Entrance Hall**

Laminate flooring, stairs to first floor, radiator, door to Cloakroom, open to:

#### **Cloakroom**

Low level w.c., pedestal wash hand basin, radiator, vinyl flooring, double glazed window to front.

#### **Kitchen**

10' 1" max x 5' ( 3.07m max x 1.52m )

Base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob with stainless steel splashback and extractor hood over, spaces for tall fridge/freezer, a dishwasher and washing machine, laminate flooring, wall mounted gas boiler, double glazed window to front.

#### **Lounge / Diner**

14' 1" max x 12' max ( 4.29m max x 3.66m max )

Laminate flooring, under stairs storage cupboard, two radiators, double glazed window to side, double glazed French doors to rear giving access to garden.

### **First Floor Accommodation**

#### **Landing**

Double glazed window to side, loft access, radiator, doors to:

#### **Bedroom One**

12' x 8' ( 3.66m x 2.44m )

Double glazed window to rear, radiator.

#### **Bedroom Two**

12' max x 8' 1" max ( 3.66m max x 2.46m max )

Double glazed window to front, radiator, cupboard over stairs.

#### **Family Bathroom**

White three piece suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin and low level w.c., part tiled walls, vinyl flooring, radiator.

#### **Outside**

To the front of the property there is a low maintenance gravelled garden and paved pathway to entrance door. Side access gate to rear garden.

The property benefits from two allocated parking space directly in front of the house.

There is a south west facing rear garden which is mainly laid to lawn with patio area, all enclosed by panel fencing.



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## Foundation Way, COLCHESTER

- Modern Semi Detached House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Two Allocated Parking Spaces
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£280,000**



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). Powered by www.focalagent.com



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Property Ref:  
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