



Abbey Field View, Colchester, CO2 7US

welcome to

Abbey Field View, Colchester

This substantial six bedroom home is situated on the south side of Colchester, offering excellent access to Abbey Fields, local amenities and the city centre. The property could be an ideal investment opportunity or family home and an early viewing is advised.



Offered with NO ONWARD CHAIN, this end of terrace house offers spacious and flexible accommodation throughout. The ground floor benefits from entrance hall, lounge with bay window to front, kitchen/diner, utility room, cloakroom and two bedrooms. The first floor offers four further bedrooms, an en suite shower room and family bathroom. Externally there is off road parking and an enclosed rear garden.

Entrance Door To:

Entrance Hall

Stairs to first floor, doors to Cloakroom, Bedroom & Lounge, carpet.

Cloakroom

Low level w.c., wash hand basin, laminate flooring, radiator.

Lounge

13' 4" max into bay x 9' 8" (4.06m max into bay x 2.95m)
Upvc double glazed bay window to front, upvc double glazed window to side, carpet, radiator, door to:

Kitchen / Diner

14' 4" max x 11' 8" max (4.37m max x 3.56m max)
Laminate flooring, range or matching base and eye level units, roll top work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, integrated fridge/freezer + dishwasher, radiator, upvc double glazed window to side, doors to Utility Room & Bedroom.

Bedroom Six

11' 8" x 9' 7" (3.56m x 2.92m)
Upvc double glazed windows to sides, upvc double glazed French doors to rear, radiator.

Utility Room

Laminate flooring, plumbing and space for washing machine, door to rear garden.

Bedroom Five

16' 5" x 10' 4" (5.00m x 3.15m)
Upvc double glazed window to front, upvc double glazed window and door to rear, carpet, radiator.

First Floor Accommodation

Landing

Airing cupboard, doors to:

Master Bedroom

16' 7" max x 11' 9" max (5.05m max x 3.58m max)
Three upvc double glazed windows to sides, triple built-in double wardrobes, carpet, radiator, door to:

En Suite Shower Room

Double shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator, spotlights, upvc double glazed window to side.

Bedroom Two

14' 11" max x 9' 11" max (4.55m max x 3.02m max)
Upvc double glazed window to front, built-in wardrobes, radiator.

Bedroom Three

10' x 8' 1" (3.05m x 2.46m)
Upvc double glazed window to front, radiator.

Bedroom Four

10' x 8' 2" (3.05m x 2.49m)
Upvc double glazed window to rear, radiator.

Family Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, tiled walls, laminate flooring, upvc double glazed window to front.

Outside

The property benefits from enclosed rear garden, as well as covered off road parking.



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Abbey Field View, Colchester

- NO ONWARD CHAIN
- Ideal Investment Opportunity Or Family Home
- Spacious Living Accommodation
- Six Bedrooms
- Cloakroom, En Suite & Family Bathroom
- Off Road Parking & Enclosed Garden
- Excellent Access To City Centre & Abbey Fields

Tenure: Freehold EPC Rating: C

Council Tax Band: E

directions to this property:

Refer to map

offers in excess of

£400,000



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Property Ref:
CCS120517 - 0002

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