



Roach Vale, Colchester, CO4 3YN

welcome to

Roach Vale, Colchester

This excellent ***TWO BEDROOM TERRACED HOUSE*** is ***WELL-PRESENTED THROUGHOUT*** providing the ***PERFECT HOME FOR FIRST TIME BUYERS***. Situated in the ***POPULAR ROACH VALE AREA*** the property is convenient for ***LOCAL SCHOOLS***, bus services, ***VARIOUS SHOPS*** and the A12/A120. Viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Kitchen / Dining Room

14' 2" x 12' 2" max (4.32m x 3.71m max)
Double glazed French doors opening onto the rear garden, double glazed window to the front aspect, single sink with mixer tap inset to the worktop/drain, range of grey high-gloss soft closing wall and floor mounted matching cupboards and drawers with under-lighting (housing the Potterton boiler and gas meter), integral fridge, freezer, dishwasher, washing machine and tumble dryer, built-in electric oven with five-ring gas hob with cooker hood over, radiator with decorative cover, dado rail, stairs rising to the first floor and a door leading to:

Living Room

14' 2" x 9' 6" (4.32m x 2.90m)
Dual aspect with double glazed windows to the front and rear aspects and a radiator.

First Floor Landing

Double glazed window to the front aspect, access to the loft, dado rail and doors leading to;

Bedroom One

14' x 11' 2" into wardrobes max (4.27m x 3.40m into wardrobes max)
Dual aspect with double glazed windows to the front and rear aspects, twin built-in cupboards and a radiator.

Bedroom Two

10' 6" into wardrobes x 10' 6" max (3.20m into wardrobes x 3.20m max)
Double glazed window to the rear aspect, built-in wardrobe, built-in cupboard (housing the water tank), radiator and dado rail.

Shower Room

Obscure double glazed window to the front aspect, shower cubicle with Triton electric shower and adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, Chrome heated towel rail, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly paved with a decked patio, pergola, decked patio area to the rear, external tap and gated access to the rear.

Garage

16' x 7' (4.88m x 2.13m)
There is a garage en-bloc which can be reached via the pathway to the front of the property with an up and over door to the front.

Parking

There is also an allocated parking spaces provided in the private parking area with a pathway leading to the back gate for rear access to the property.



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welcome to

Roach Vale, Colchester

- Two Bedrooms
- Mid Terraced House
- High-Gloss Kitchen/Dining Room
- Private Rear Garden
- Allocated Parking Space

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108763 - 0005

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