



**2 bedroom Flat  
located in  
Colchester.**

Asking Price Of  
**£250,000.**

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## FULL DESCRIPTION

### OVERVIEW

Discover the allure of this elegant two-bedroom coach house, perfectly situated in the sought-after area of Colchester close to amenities, the hospital and City Centre. This modern home combines comfort and style, featuring a private balcony, carport, and access to beautifully maintained communal gardens.

### THE HOME

The entrance hall provides access to a convenient storage area, perfect for keeping outdoor gear tucked away neatly. Adjacent to the storage is a carport, offering a sheltered parking space.

Ascend to the first floor to discover an expansive open-plan living space. The well-appointed kitchen seamlessly integrates with the dining and living areas, providing a versatile environment for entertaining and relaxation.

Step out onto the private balcony through the living area, offering a delightful outdoor space for enjoying your morning coffee or evening refreshments.

The property includes two generously sized bedrooms. The master bedroom features an en-suite bathroom, ensuring privacy and convenience. A second bedroom offers flexibility for use as a guest room or home office. This coach house combines modern design with functionality, providing a welcoming home environment.

Kitchen/living room 18' 3" x 11' 6" narrowing to 10' 4" (5.56m x 3.51m)

Bedroom one 13' 2" x 11' 6" (4.01m x 3.51m)

En-suite 7' 3" x 3' 8" (2.21m x 1.12m)

Bedroom two 9' 3" x 7' 9" (2.82m x 2.36m)

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

### OUTSIDE

The property benefits from a carport for two vehicles and a convenient storage area and is complemented by stunning communal gardens, offering a serene environment to enjoy nature.

### THE LOCATION

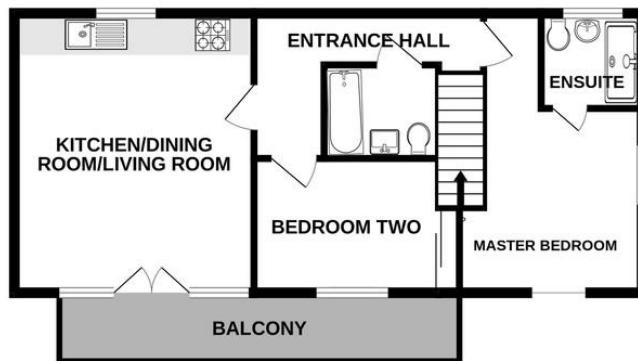
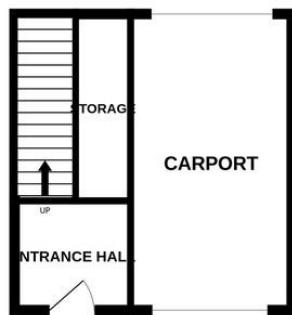
Mistley Road is situated in the desirable Kingswood Heath development in Colchester. It's conveniently located near essential local amenities and provides excellent access to the A12, making commutes and travel straightforward. The property is also close to Colchester General Hospital and the mainline railway station.

Central Colchester is within easy driving distance, offering a wide variety of shopping and recreational facilities. This location perfectly balances urban convenience with a welcoming community atmosphere.



## FLOORPLAN

### FIRST FLOOR



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 indicative purposes only and should be used as such by any prospective purchaser. The services, sites and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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