



DOVETREE COURT, JUNIPER ROAD, STANWAY, COLCHESTER, CO3

GUIDE PRICE £240,000







We are delighted to offer for sale this two-bedroom semi-detached house located in the popular area of Stanway. This property comprises of one double bedroom, one single bedroom, lounge/diner, kitchen and family bathroom. Further benefitting from off road parking for two vehicles, a large separate garden and being located close to local schools and local amenities. An early viewing is advised to appreciate the accommodation to offer.

#### ENTRANCE HALL

5' 3" x 3' 6" (1.6m x 1.07m) UPVC double glazed door into



#### HALLWAY

Fitted carpet, door into living room

#### LIVING ROOM

16' 1" x 11' 8" (4.9m x 3.56m) Double glazed window to the front, 1 x radiator, fitted carpet.



### KITCHEN

11' 10" x 5' 8" (3.61m x 1.73m) Double glazed window to the garden, back door leading into garden, eyelevel and base units, freestanding oven, extractor fan, white good appliances, storage space, vinyl flooring.

### STAIRS AND LANDING

Fitted carpet

### BEDROOM ONE

10' 10" x 9' 7" (3.3m x 2.92m) Double glazed window to front, 1x radiator, fitted carpet.



### BEDROOM TWO

9' 7" x 6' 8" (2.92m x 2.03m) Double glazed window to the front, 1 x radiator, fitted carpet.

### BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m) Bath with over shower and glass screen, vanity hand unit with sink, low level wc, tiled flooring.

### GARDEN

Large rear garden which is separate from the property, small patio area and laid to lawn.

### PARKING

Parking for two vehicles.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The agents, EZELET and its agents, shall have no liability in respect of the plan. Made with MyHome 10/25/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		