

**Birchwood Drive, Colchester
CO4 6AW
£290,000 Freehold**



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- MODERN HOME
- END TERRACE
- TWO BEDROOMS
- CLOAKROOM
- UTILITY ROOM

- EN-SUITE TO BEDROOM ONE
- NORTH COLCHESTER
- CLOSE TO JUNCTION FOR A120/A12/A130
- CLOSE TO EXCELLENT SCHOOLING AND AMENITIES
- DRIVEWAY

A truly great opportunity to acquire this recently constructed (2021) two bedroom end terrace house located on this development to the north of Colchester.

The property would ideally suit a young family as the specification caters for all those modern everyday needs with ground floor cloakroom, utility room, kitchen/diner with French doors to the garden, gas to radiator heating, double glazing, En-suite to bedroom one and access via a nearby junction for the A12/A120/A133.

The property is positioned on the Kingswood Heath development, which is perfectly placed, within walking distance to the Northern Gateway Leisure Park, Colchester North Station, and within an easy commute to both the A12 and Colchester Town Centre.

The local area features many shops and amenities, and there is an excellent Primary & Secondary Schools nearby.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door, stair flight to first floor landing, radiator and LVT flooring.

LIVING ROOM

14' 7" x 10' 5" (4.44m x 3.17m)

Double glazed window to front elevation, two radiators, and understairs storage cupboard.

KITCHEN/DINER

10' 4" x 9' 10" (3.15m x 2.99m)

Two double glazed windows to rear elevation, double glazed French doors to rear elevation, recessed lighting. One and a quarter bowl inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units stainless steel filter hood over. Four ring ceramic hob with electric oven under, integrated dishwasher, integrated fridge/freezer, tiled flooring.

UTILITY ROOM

5' 4" x 3' 2" (1.62m x 0.96m)

Concealed wall mounted gas boiler, space for automatic washing machine with work top over and tiled flooring.

CLOAKROOM

5' 3" x 3' 2" (1.60m x 0.96m)

Extractor fan, radiator. Low level WC and wash hand basin with mixer tap, tiled flooring.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to rear elevation, radiator and door to En-suite shower room.

EN-SUITE

5' 5" x 4' 10" (1.65m x 1.47m)

Extractor fan, double glazed frosted window to rear elevation, shaver socket. Low level WC, wash hand basin with mixer tap and built in shower cubicle with shower unit and screen, tiled splash backs and tiled flooring.

BEDROOM TWO

13' 10" x 8' 2" (4.21m x 2.49m)

Double glazed window to front elevation and radiator.

FRONT GARDEN

Small chipped bark flower bed and access to driveway.

REAR GARDEN

Southerly facing, paved patio area, laid mainly to lawn, enclosed by fencing, outside water tap, timber shed, timber gate to side.

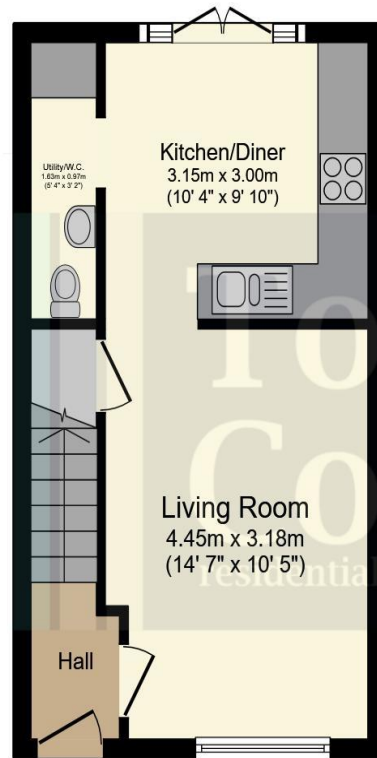
AGENT'S NOTE:

****There is an estate charge of approximately £200 per annum. First Port ****



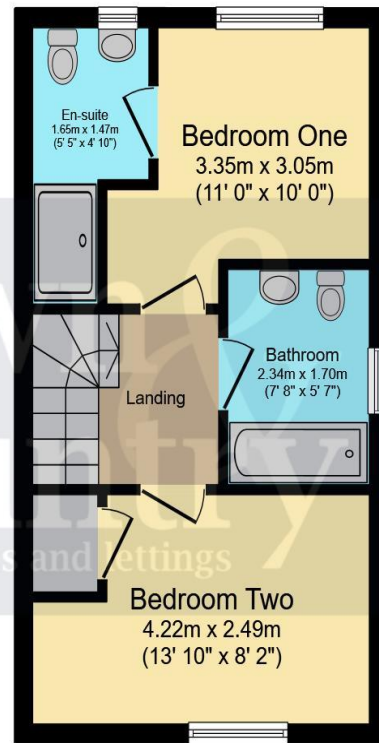


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Floor area 30.5 sq.m. (328 sq.ft.)



First Floor

Floor area 30.5 sq.m. (328 sq.ft.)

Total floor area: 60.9 sq.m. (656 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk