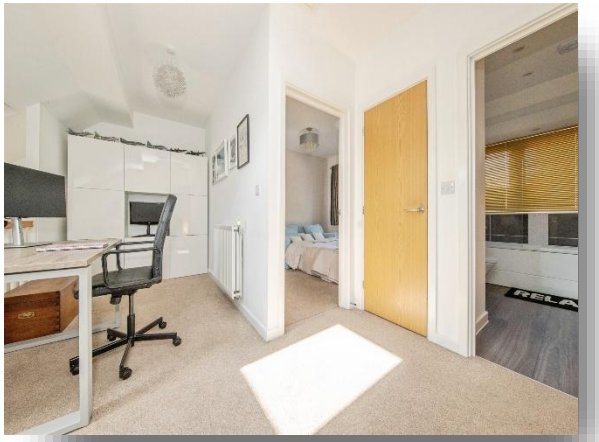
Flame Way, Colchester, CO4 5XA

william
h brown

welcome to

Flame Way, Colchester

This large TWO DOUBLE BEDROOM house is located close to Northern Gateway Leisure Park and amenities including David Lloyd Gym, park & ride bus stop, Colchester football stadium, cinema and general hosptial, as well as easy access to the A12 dual carriageway and walking distance of North Station.



This modern terraced house is ideal for the commuter offering good access to North Station and the A12.

Ground floor accommodation comprises entrance hallway, cloakroom and open plan lounge/diner/kitchen with stairs to first floor.

The first floor offers spacious mezzanine style landing which is an ideal study space, two bedrooms, en suite to master bedroom and family bathroom.

Externally there is a rear garden and double car port.

Also benefitting from solar panels, an early viewing is strongly advised.

Entrance Door To:

Entrance Hall
Radiator, doors to:

Cloakroom
Double glazed obscure window to front, radiator, wash hand basin, low level w.c., inset spotlights, extractor fan.

Lounge Area
Upvc French doors to rear leading to garden with adjacent windows to rear, upvc window to side, stairs to first floor, two radiators, semi vaulted ceiling, open to:

Kitchen Area
Upvc window to front, eye and base level units, roll top work surfaces, inset one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks, integrated fridge + freezer + dishwasher + Bosch electric oven + four ring gas hob with extractor fan over, radiator, built-in cupboard housing plumbing for washer/dryer, inset spotlights.

First Floor Accommodation

Mezzanine Landing
Mezzanine style landing with two skylight windows providing an ideal office space, loft access, radiator, built-in storage cupboard, doors to:

Bedroom One
Upvc window to front, radiator, double built-in wardrobe, door to:

En Suite
Upvc obscure window to rear, low level w.c., wash hand basin, double shower cubicle, radiator, inset spotlights, extractor fan.

Bedroom Two
Upvc window to front, radiator.

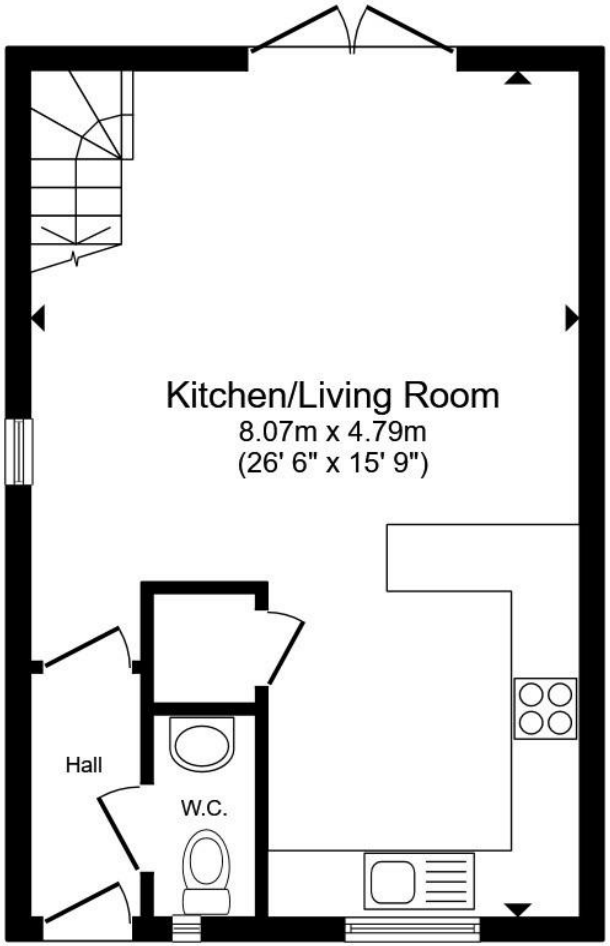
Family Bathroom
Upvc obscure window to front, low level w.c., wash hand basin, panel enclosed bath with mixer tap and shower attachment, inset spotlights, radiator, extractor fan.

Outside

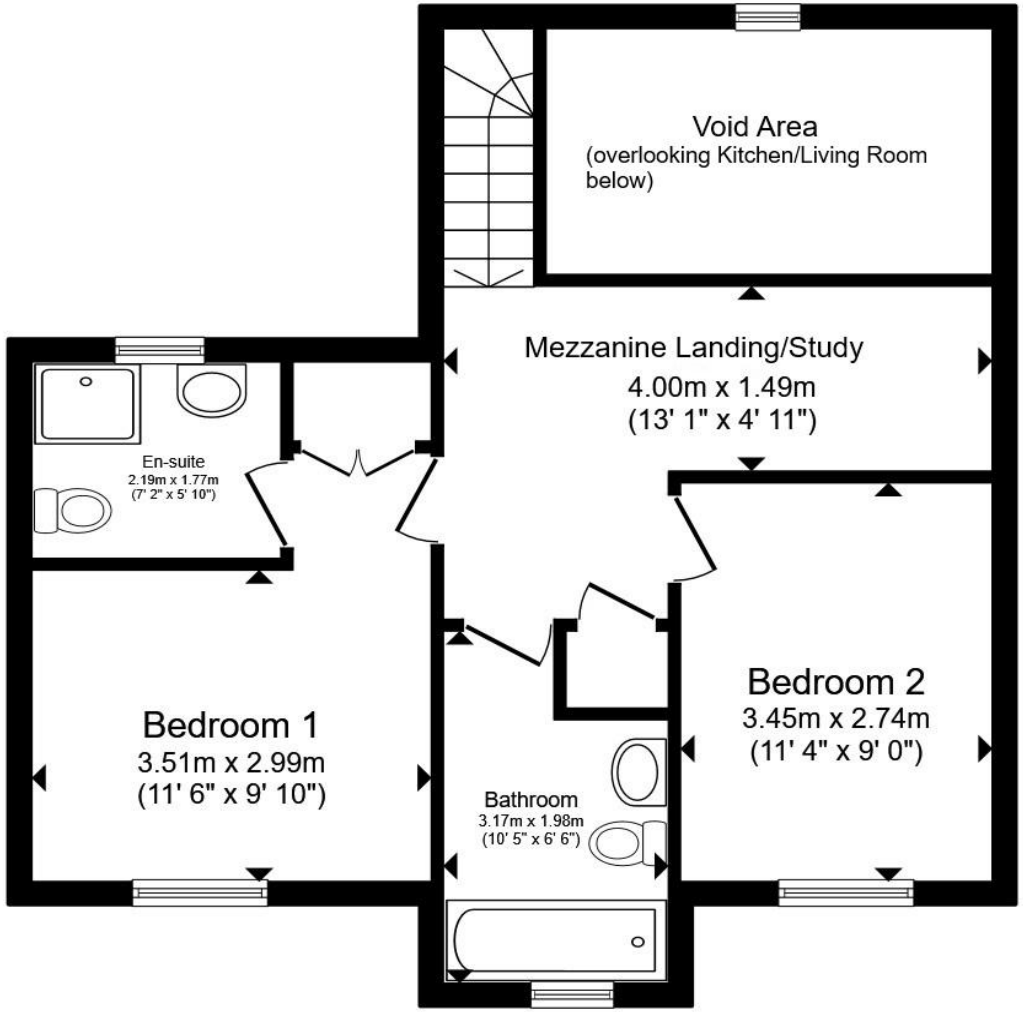
Front
Up and over electric iron gate and further iron pedestrian gate leading to undercover parking and driveway. There is off road parking for two cars in total. Gate to rear garden.

Rear
There is a private rear garden which is laid to lawn with patio area and timber shed, being fully enclosed by panel fencing.

Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 92.3 m² (994 sq.ft.) approx

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

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Flame Way, Colchester

- Modern Terraced House
- Spacious Open Plan Living
- Two Double Bedrooms
- Cloakroom, En Suite & Bathroom
- Double Car Port
- Rear Garden
- Solar Panels

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

Guide Price

£290,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121685 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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