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DAVID MARTIN  
GROUP

**Vicarage Court, Shrub End Road**  
Colchester, CO3 4RP

**£200,000**  
EPC Rating 'TBC'

- Two Bedroom Ground Floor Apartment
- Chain Free
- Ideal First Time Purchase
- Viewing Advised





## Property Description

David Martin Estate Agents are delighted to offer for sale this chain-free two-bedroom ground-floor apartment situated in Vicarage Court on Shrub End Road, conveniently located with good access to Colchester City Centre and within walking distance of the Historic Roman Fields. The property comprises an entrance hall, a lounge/dining room open plan to the kitchen, two bedrooms, and a family bathroom. Further benefits include communal gardens, an allocated parking space, and a secure entry system, all within easy reach of local amenities and transport links. An ideal first-time purchase, and early viewing is advised.





#### ENTRANCE HALL

Entrance to the property is made via a communal entrance hall with entry phone system, entrance door to entrance hall, storage cupboard and airing cupboard, door to:

#### LOUNGE/DINER

22' 2" x 9' 6" (6.76m x 2.9m) Being well lit by windows to front and rear aspect, electric heater, open plan to:

#### KITCHEN

7' x 7' (2.13m x 2.13m) Comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, splash tiling. Integrated electric oven and hob inset to remain, plumbing for washing machine.

#### BEDROOM ONE

10' 4" x 9' 9" (3.15m x 2.97m) Window to front aspect, electric panel heater.

#### BEDROOM TWO

9' 10" x 7' (3m x 2.13m) Window to front aspect, electric heater.

#### FAMILY BATHROOM

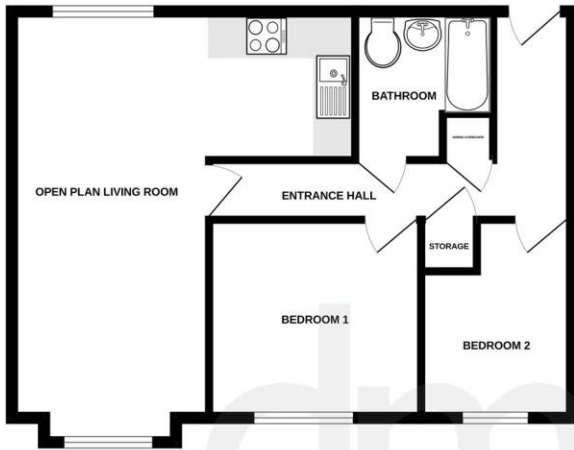
7' 4" x 6' 4" (2.24m x 1.93m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, splash tiling, electric heater, extractor fan.

#### OUTSIDE

The vendor has advised us that the property has a parking space for one car, communal bin store and communal gardens.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of sites, buildings, rooms and any other items 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 by the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given in this regard. Please refer to the EPC.



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