



Ilex Close, Colchester, CO2 9QB

welcome to

Ilex Close, Colchester

This lovely home is situated on the south side of Colchester in the popular Abbey Fields area. The property offers excellent access to local amenities, schools and Abbey Fields recreation ground. Colchester town train station is around 2 miles away, as is the city centre with its array of facilities



This well presented terrace house offers an ideal opportunity for first time purchasers or investment buyers, being conveniently situated for access to amenities and transport links. The property is further enhanced by having Solar Panels which have an economic benefit.

Accommodation comprises lounge, kitchen/diner, two double bedrooms and a modern family bathroom. Externally there is a front garden area, as well as an enclosed rear garden which provides the perfect space for relaxing and outside dining. Additionally there is an allocated parking space.

Entrance Door To:

Entrance Porch

Leading to:

Lounge

Upvc double glazed window to front, radiator, laminate wood flooring.

Kitchen / Diner

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, space for appliances, radiator, upvc double glazed window and door to rear.

First Floor Accommodation

Landing

With doors to:

Bedroom One

Upvc double glazed window to front, radiator, built-in wardrobes, laminate wood flooring, ceiling spotlights.

Bedroom Two

Upvc double glazed window to rear, built-in wardrobes, laminate flooring, radiator, ceiling spotlights.

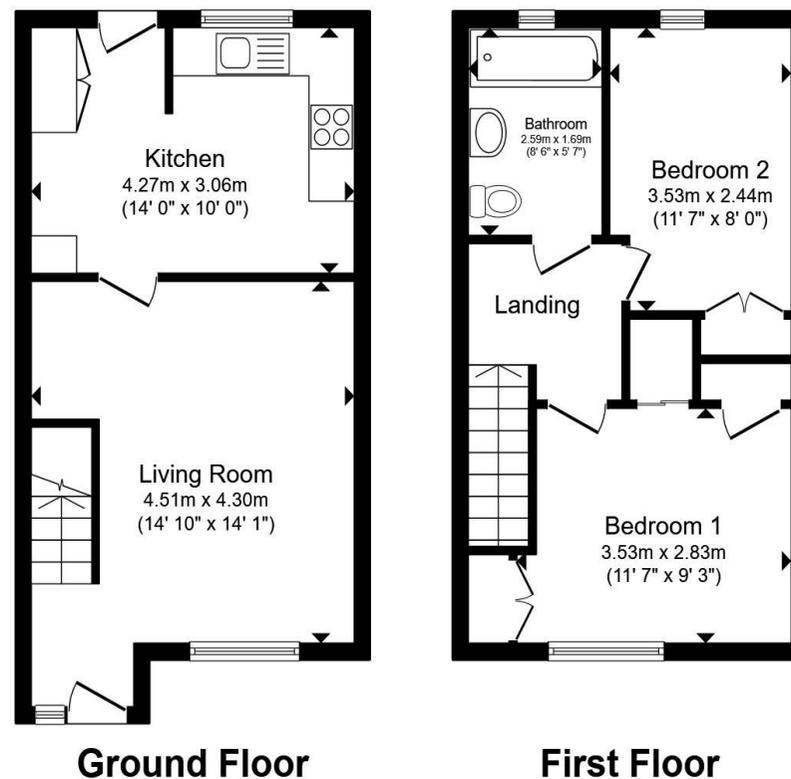
Bathroom

Modern white suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., tiled walls, heated towel rail, upvc double glazed window to rear.

Outside

There is a lawned front garden area, enclosed by railings and pathway leading to entrance door.

The attractive rear garden comprises of paved, decked and lawned sections, with mature beds and brick built shed, all enclosed by high level fencing providing privacy. There is a rear access gate leading to an ALLOCATED PARKING SPACE.



Total floor area 66.6 m² (717 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



welcome to

Ilex Close, Colchester

- Well Presented Home
- Lounge & Kitchen/Diner
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Allocated Parking Space
- Viewing Advised!

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

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121381 - 0003

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