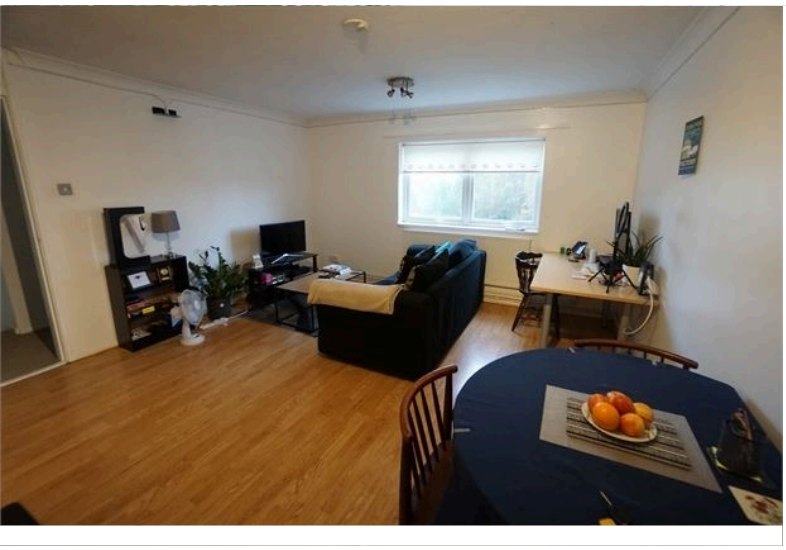
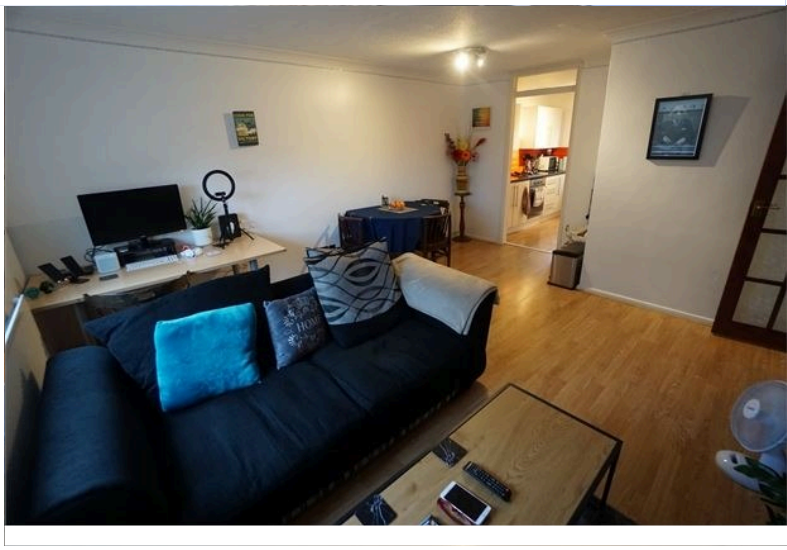






Guide price £135,000

TENURE : LEASEHOLD

Rochdale Way, Colchester, CO4 3XQ

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

- **No Onward Chain**
- **Generous Bedroom Sizes**
- **Gas Fired Central Heating (Not Tested)**
- **Maisonette**
- **Large understairs storage area**

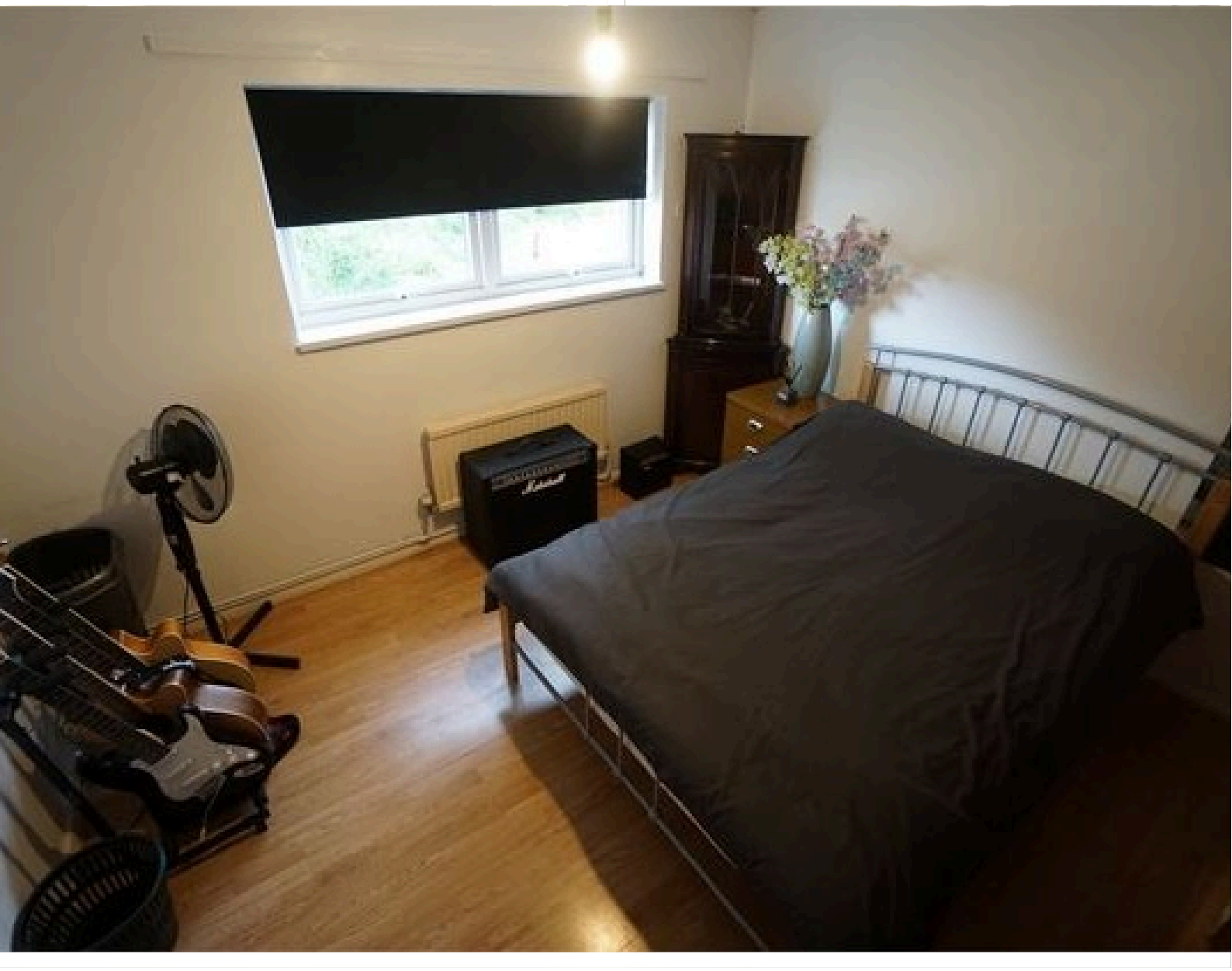
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Well presented two double bedroom maisonette - Modern kitchen with fitted white goods - Modern bathroom with under floor heating - Good sized lounge with laminate flooring - Very large storage cupboard downstairs - Allocated off street parking - Walking distance to University and shops - Council Tax Band B - Available with no onward chain. Full details: uPVC front door leads to entrance hallway, large storage cupboard and stairs leading to: Landing Carpet, pendant light, doors leading to: Bedroom Two 10'10 x 10'1 uPVC window to front aspect, radiator, laminate floor, plastered ceiling, pendant light, store cupboard. Bedroom One 10'8 x 8'11 uPVC window to rear aspect, radiator, laminate floor, plastered ceiling, 2 x lights, store cupboard. Bathroom uPVC window to rear aspect, white fitted bathroom suite with panel bath with shower over, close coupled WC and pedestal wash basin with mixer, fully tiled walls and electric under floor heating. Living Room 16'5 x 13'7 uPVC window to front aspect, radiator, laminate floor, plastered ceiling, 2 x lights. Kitchen 8'4 x 7'7 uPVC window to rear aspect, radiator, selection of eye and base level units, tiled splashback, rolltop worktop, gas boiler (not tested), gas hob (not tested), space for washing machine, space for under counter fridge, space for under counter freezer, laminate floor, plastered ceiling and light. Lease details: 89 years remaining on lease. Service charge £480 PA.

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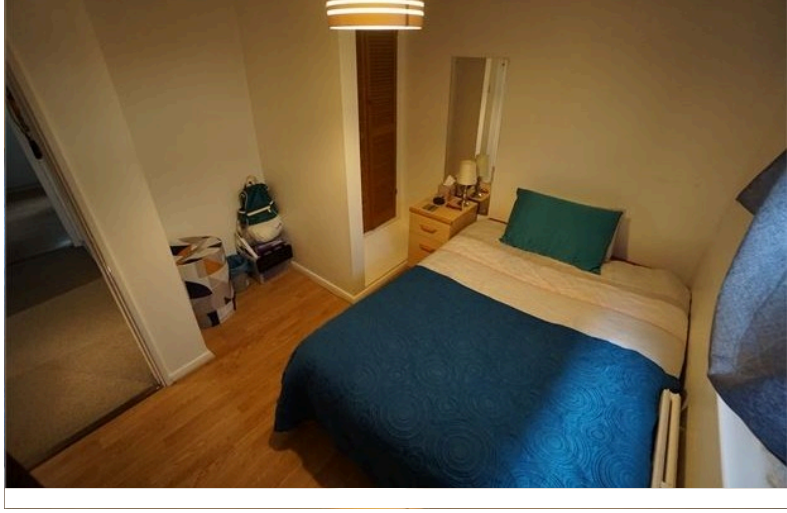






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