



15 Richard Day Walk

Colchester, CO2 8XQ

Asking Price Of £165,000

We are delighted to offer this two bedroom second floor apartment which is being offered with vacant possession benefiting from En-suite shower room, good size lounge and fitted kitchen. The property is located to the south side of Colchester.

Public Notice- Address: 15 Richard Day Walk, Colchester, CO2 8XQ

We are acting in the sale of the above property and have received an offer of £165,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B



Property Features

- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- NO CHAIN
- SECOND FLOOR
- ALLOCATED PARKING

Full Description

OVERVIEW

We are delighted to offer this two bedroom second floor apartment which is being offered with vacant possession benefiting from En-suite shower room, good size lounge and fitted kitchen. The property is located to the south side of Colchester.

COMMUNAL ENTRANCE HALL

Stairs to second floor.

ENTRANCE HALL

Entry phone system, storage cupboard, radiator.

BATHROOM

White suite comprising of panelled bath, low level WC, pedestal wash basin, radiator.

BEDROOM ONE

14' 2" x 9' 0" (4.32m x 2.74m) Double glazed window, radiator.

EN-SUITE SHOWER ROOM

Corner shower, pedestal wash basin, low level WC, radiator, extractor fan.

BEDROOM TWO

14' 3" x 7' 7" (4.34m x 2.31m) Double glazed window, radiator.

LOUNGE/DINER

17' 11" x 11' 1" (5.46m x 3.38m) Double glazed windows to front and side, two radiators, double glazed French doors onto Juliet balcony.

KITCHEN

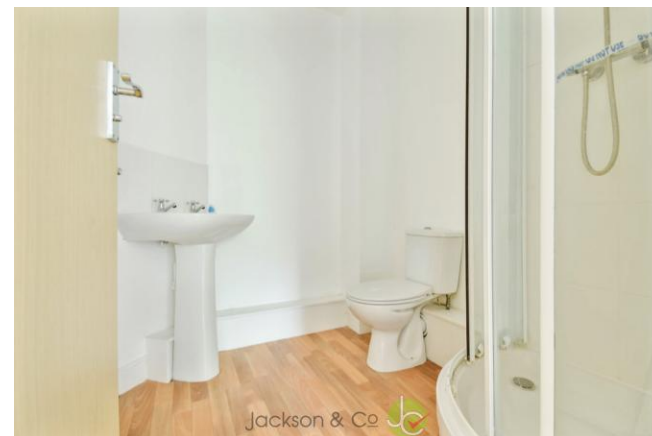
11' 2" x 7' 3" (3.4m x 2.21m) Stainless steel single bowl and drainer sink unit with cupboards under, matching base and eye level cupboards, roll top worksurfaces, built in oven, hob and extractor fan, slimline dishwasher, space for washing machine, fridge and freezer, wall mounted gas boiler, double glazed window.

OUTSIDE

Allocated parking, bin store and bicycle shed.

AGENTS NOTES

EPC - C





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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements