

oakheart

£200,000

Guide Price

Fox Way, Colchester

GUIDE PRICE: £200,000 - £210,000.

Situated on Fox Way in the north of Colchester, this spacious one bedroom freehold coach house offers just under 700 sq ft of well presented accommodation, its own private entrance and two allocated parking spaces. The property is ideally placed for the Northern Gateway Leisure Park, Colchester General Hospital, the A12 and Colchester North Station, which provides direct services into London Liverpool Street. It is also offered with no onward chain.

The accommodation is accessed via a private front door, opening into an entrance hall with stairs rising to the first floor.

The first floor landing leads to a generous dual aspect bedroom, complete with built in sliding wardrobes. The bathroom is fitted with a bath and shower over, WC, wash basin and heated towel rail.

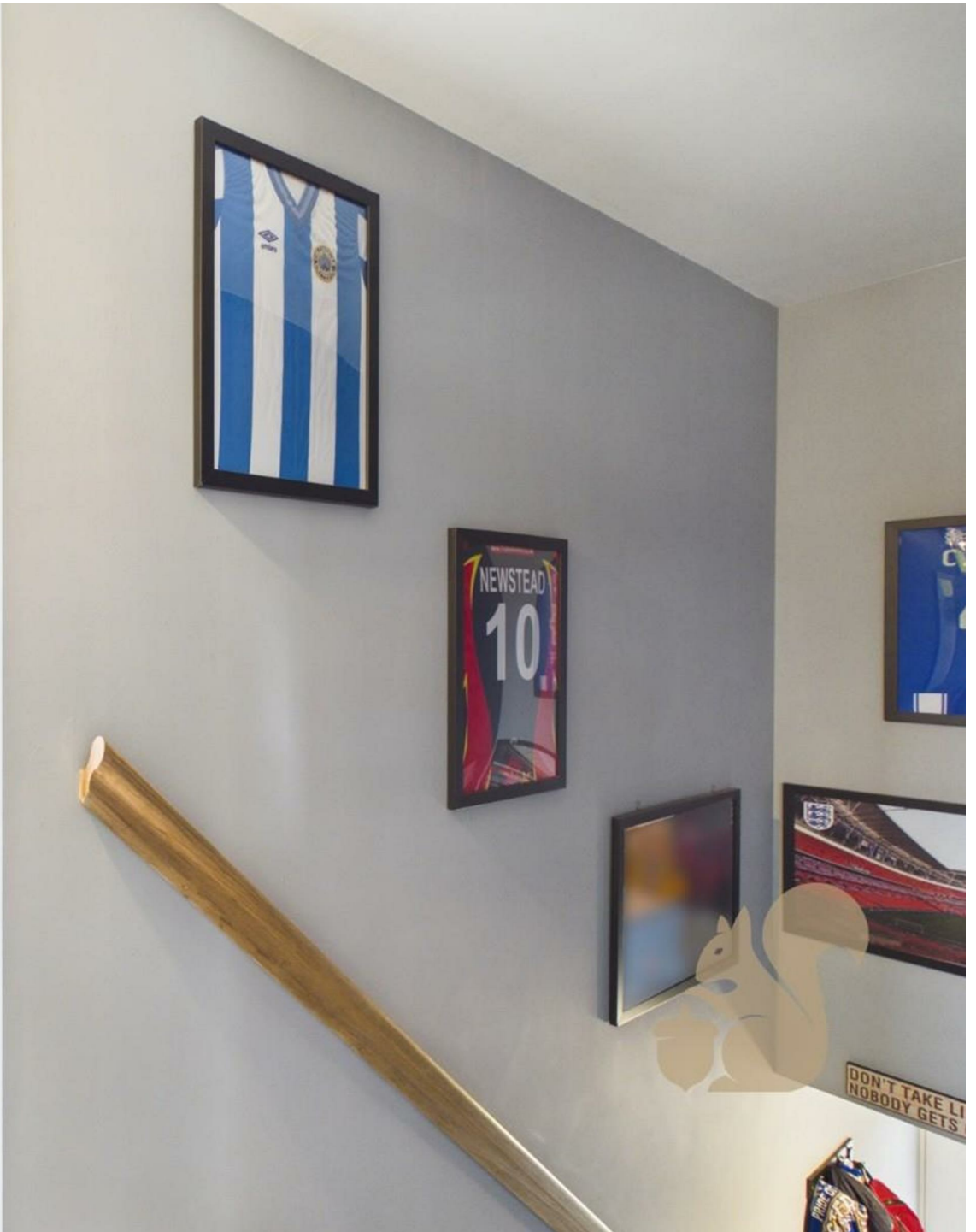
At the heart of the home is a bright and spacious open plan kitchen, dining and living area. The kitchen offers plenty of worktop and

cupboard space, along with a range of integrated appliances, while two windows and a Juliette balcony allow plenty of natural light into the room.

Outside, the property benefits from two allocated parking spaces, additional visitor parking, a private external storage cupboard and access to communal bike and bin stores.

There is an annual maintenance charge for the development of around £350 - £400.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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