



Rouse Way, Colchester, CO1 2TT

welcome to

Rouse Way, Colchester

This modern coach house is situated on the east side of Colchester, offering excellent access to the A12 and city centre. The property is situated with close proximity of local supermarkets and road links such as the A137 and A133. There is NO ONWARD CHAIN and an early viewing is strongly advised.



This modern coach house is conveniently situated for access to amenities and transport links and has the added benefit of no ongoing chain.

The entrance door leads to a lobby with stairs rising to the first floor accommodation which comprises a cloakroom, spacious open plan lounge/diner/kitchen, master bedroom and en suite shower room. There are further steps to the second floor which offers two further bedrooms and a bathroom.

Externally there is a double garage.

Entrance Door To:

Entrance Lobby

Carpet, door to Double Garage with built in utility cupboard. Stairs to first floor, radiator.

First Floor Accommodation

Hallway

Carpet, radiator, built-in cupboard, stairs to second floor, doors to:

Cloakroom

Modern suite comprising concealed cistern w.c. and wash hand basin, tiled floor, radiator.

Kitchen / Lounge / Diner

18' 9" max x 18' 2" max (5.71m max x 5.54m max)
Part carpet and part laminate flooring, cupboard, range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, space for appliances, three radiators, inset ceiling spotlights, upvc double glazed sash windows to front and side.

Bedroom One

15' 5" max x 12' 3" max (4.70m max x 3.73m max)
Carpet, radiator, upvc double glazed sash windows to front and side, built-in wardrobes and cupboard, door to:

En Suite

Double shower cubicle, concealed cistern w.c. and wash hand basin, part tiled walls, tiled floor. heated towel rail, upvc double glazed window to side.

Second Floor Landing

Carpet, velux window, doors to:

Bedroom Two

15' 5" max x 13' 4" max (4.70m max x 4.06m max)
Three upvc double glazed windows, radiator, carpet.

Bedroom Three

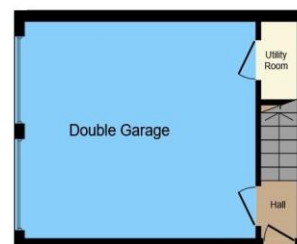
14' 1" max x 13' 4" max (4.29m max x 4.06m max)
Two upvc double glazed windows, loft access, carpet, radiator.

Family Bathroom

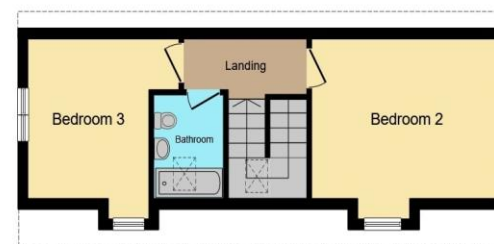
Modern suite comprising panel enclosed bath with shower over, concealed cistern w.c. and wash hand basin, part tiled walls, tiled floor, heated towel rail, velux window.

Outside

The property benefits from Double Garage measuring 18'5 x 18'3 with storage .



Ground Floor



Second Floor



First Floor

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.focalagent.com



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welcome to

Rouse Way, Colchester

- Modern Split Level Coach House
- Spacious Open Plan Lounge/Diner/Kitchen
- Three Bedrooms
- Cloakroom, En Suite & Bathroom
- Double Garage
- Close To Amenities & Transport Links
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 500.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



offers in excess of **£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120614 - 0003

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