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## Property Description

Charming coach house located in the desirable Memnon Court, Colchester, Essex. Built in 2006, this delightful property offers a contemporary living experience with a well-thought-out layout.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The modern kitchen is equipped with integrated appliances, making it a joy for any home cook. The design is both functional and stylish, ensuring that meal preparation is a breeze.

This home features two comfortable bedrooms, ideal for a small family, guests, or even a home office. The bathroom is conveniently located and designed to meet all

your needs.

In addition to the living space, the property boasts a garage, providing ample storage or parking for one vehicle. The gas central heating ensures that the home remains warm and inviting throughout the colder months.

With its modern amenities and prime location, this property is available for immediate occupancy. Whether you are looking to buy or rent, this house presents an excellent opportunity for those seeking a comfortable and contemporary home in Colchester. Don't miss the chance to make this lovely property your own.



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