



Clearwater, Colchester, CO2 8BU

Asking price £260,000

A beautifully presented two bedroom home that has been tastefully decorated and modernised to an exceptionally high standard by the present owners. The property also benefits from an unusually large well maintained and nicely designed garden, and has the added benefit of parking for two cars. Clearwater is a small cul-de-sac of residential homes located to the South of Colchester's bustling City centre. Situated within close proximity is local schooling and shopping facilities as well as bus services into the City Centre.

Double glazed entrance door to:

Lounge:

14'0" x 12'9" (4.28 x 3.91)



Double glazed window to front, radiator, stairs ascending to first floor, built in cloaks cupboard, door to:

Kitchen:

12'8" x 10'2" (3.88 x 3.12)



A beautifully fitted and well appointed modern kitchen comprising of work surfaces with cupboards and drawers under and matching eye level units, inset four ring gas hob with extractor over and Bosch built in oven beneath, integrated full height fridge/freezer, integrated slimline dishwasher, inset single bowl stainless steel sink unit with mixer tap, metro tiled splash backs, double glazed window to rear and double glazed door leading onto the rear garden, radiator. integrated Ideal gas fired combination boiler.

First Floor Landing:



Access to lit, insulated and part boarded loft space with ladder. Door to:

Bedroom One:

12'9" x 10'0" (3.91 x 3.06)



Double glazed window to front, radiator, built in wardrobe and storage space.

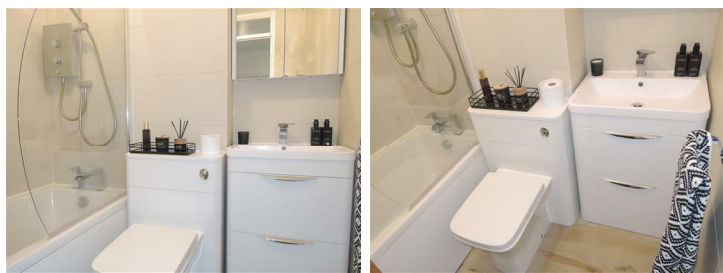
Bedroom Two:

12'9" x 6'8" (3.91 x 2.05)



Double glazed window to rear, radiator.

Bathroom:
6'2" x 5'6" (1.88 x 1.69)



A beautifully fitted modern suite comprising of panelled bath with waterfall mixer tap and independent shower over with rain shower head, vanity basin with waterfall mixer tap and storage drawers beneath, enclosed close coupled W.C. tiling to walls, chrome heated ladder style towel rail, extractor fan.

Rear garden;
54 (16.46m)



A beautifully maintained and unusually large rear garden measuring approximately 54' in length and opening out toward the far end with wooden fence panel surround, decked patio area with further decked seating area, lawn with sleeper edged borders, gated to rear and outside tap.

Front

To the front of the property there is parking for up to two vehicles.

AML Information:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

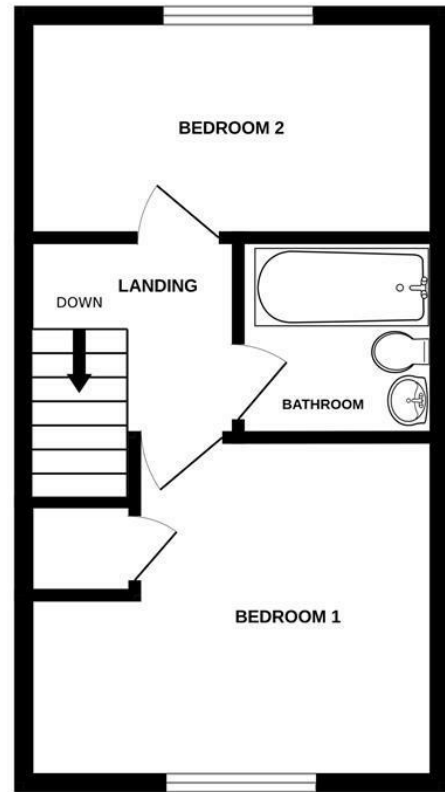
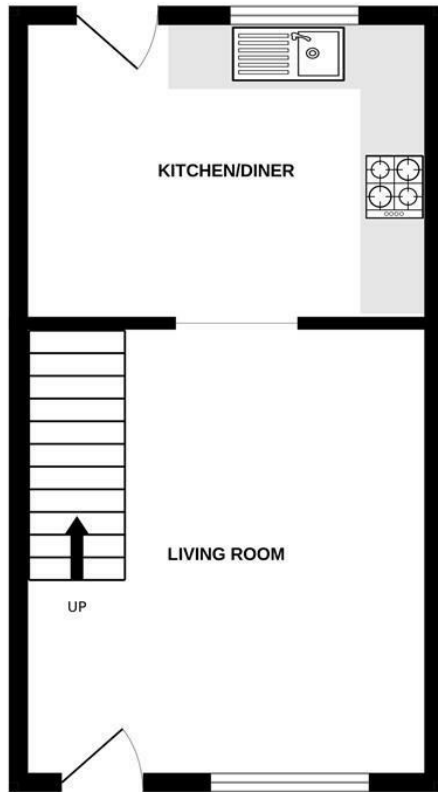
Material Information:

Colchester City Council
Council Tax Band 'B'
Broadband Speeds 4-80 MBPS
Mobile phone signal strength-Please refer to your provider.

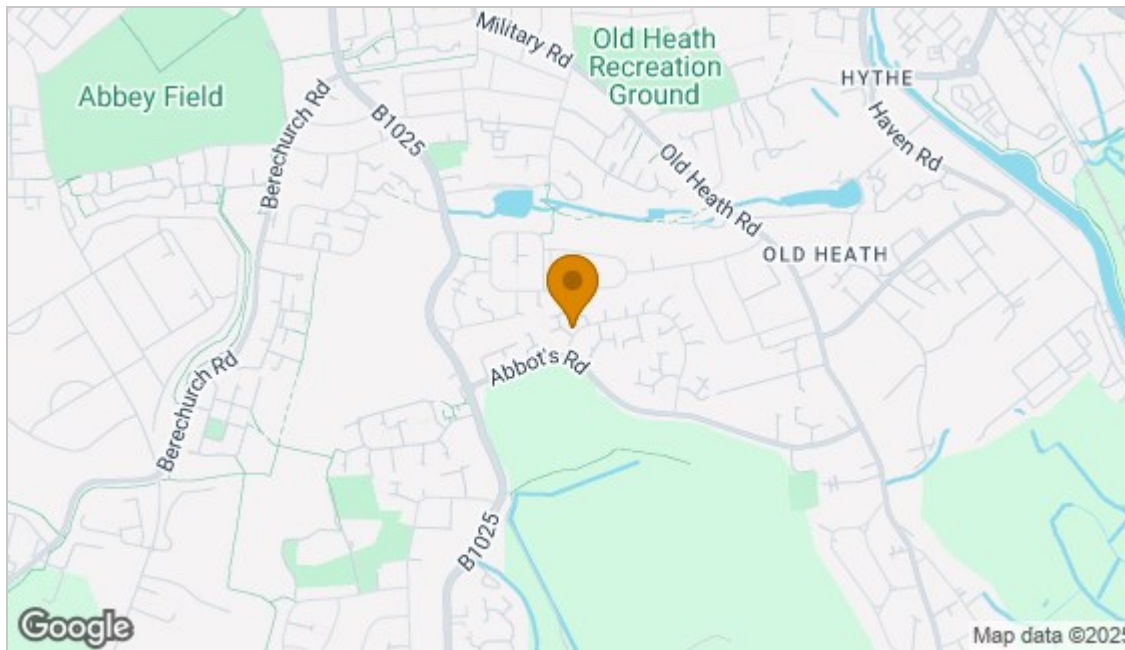
Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will

be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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