



Jackson & Co

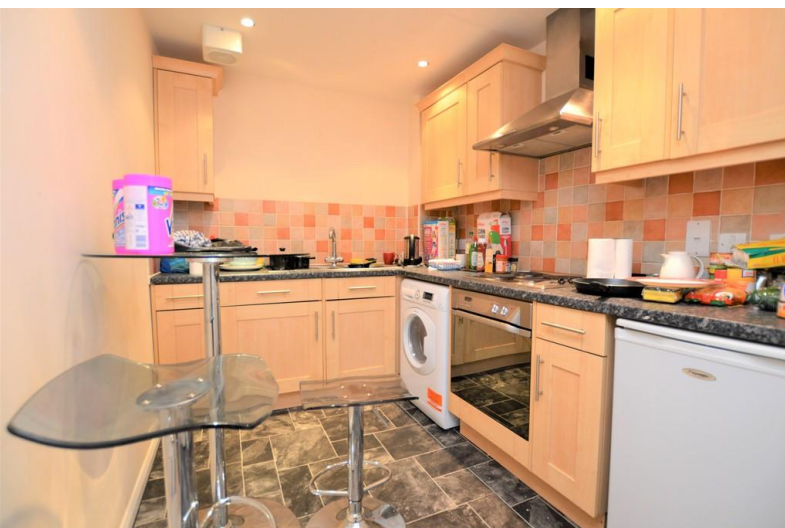
Hardie's Point

Colchester, CO2 8JT

- IDEAL INVESTMENT OPPORTUNITY
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- WALKING DISTANCE TO ESSEX UNIVERSITY & TRAIN STATION

Guide Price £145,000 - £150,000

EPC Rating 'C'





Property Description

ENTRANCE

Communal entrance door with stairs to all floors, the property is located on the first floor with personal entrance to entrance hall.

KITCHEN

11' 1" x 7' 0" (3.38m x 2.13m) Roll top work surfaces, range of fitted eye and base level units, inset sink with mixer tap, four ring electric hob and extractor hood above, integrated washing machine and dishwasher and space for fridge/freezer.

LOUNGE

15' 8" x 11' 7" (4.78m x 3.53m) Double glazed French door to side leading onto personal balcony and double glazed window to rear and side.

MASTER BEDROOM

10' 1" x 9' 3" (3.07m x 2.82m) Double glazed window to rear and door to en-suite.

EN-SUITE

Double glazed obscure window to rear, independent fully tiled shower cubicle, low flush W.C and pedestal wash-hand basin.

BEDROOM TWO

12' 0" x 7' 10" (3.66m x 2.39m) Double glazed window to side.

EXTERNAL

There is one allocated parking space and a personal balcony.

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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 and 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.