



2 bedroom Apartment located in Colchester.

Guide Price
£165,000 - £175,000

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Vicarage court Shrub End Road Colchester CO3 4RP



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £165,000 TO £175,000

A well-maintained two-bedroom ground floor apartment offering spacious accommodation, an open plan living space, allocated parking and access to communal gardens. Conveniently positioned on Shrub End Road, the property is ideal for first-time buyers, downsizers or investors, with excellent access to Colchester City Centre, local amenities and transport links.

THE PROPERTY

Accessed via a secure communal entrance with entry phone system, the property opens into a welcoming entrance hall which provides access to all principal rooms and benefits from both a useful storage cupboard and separate airing cupboard.

The impressive open plan lounge/diner measuring 22'2" x 9'6" (6.76m x 2.90m), provides ample space for both seating and dining areas. Large windows allow for plenty of natural light, creating a bright and comfortable living environment, ideal for everyday living and entertaining.

Leading from the living space is the fitted kitchen, measuring 7' x 7' (2.13m x 2.13m). The kitchen is comprehensively fitted with a range of base and wall-mounted units, incorporating a single drainer sink unit set into work surfaces with cupboards and drawers beneath. An integrated electric oven and hob are included, while plumbing is available for a washing machine.

Bedroom One measures 10'4" x 9'9" (3.15m x 2.97m) and offers a comfortable double bedroom with space for freestanding furniture. Bedroom Two measures 9'10" x

7' (3.00m x 2.13m) and would make an ideal guest room, home office or nursery.

The family bathroom measures 7'4" x 6'4" (2.24m x 1.93m) and is fitted with a white suite comprising a panel enclosed bath, pedestal wash hand basin and low-level WC.

Outside, the vendor has advised that the property benefits from an allocated parking space, communal gardens and a communal bin store, providing practical and low-maintenance external facilities for residents.

THE LOCATION

Vicarage Court enjoys a convenient position on Shrub End Road, one of Colchester's most established residential areas. The property is within easy walking distance of a range of everyday amenities including local shops, supermarkets, cafés, pharmacies and doctors' surgeries. Nearby Shrub End Sports Ground and various green spaces provide excellent recreational facilities, while regular bus services offer straightforward access into Colchester City Centre.

AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



FLOORPLAN



DIRECTIONS

CONTACT

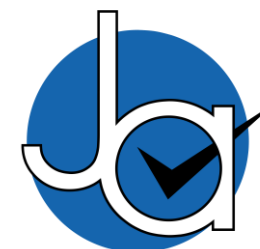
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