Fenn Wright

THE HOME OF PROPERTY



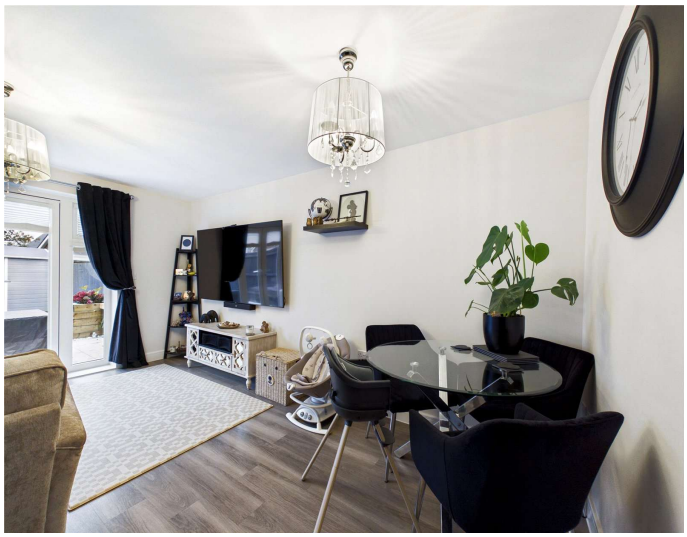
5 Dene Close, Colchester, Essex, CO4 6BD

Guide Price: £290,000 - £300,000 Subject to Contract - Freehold

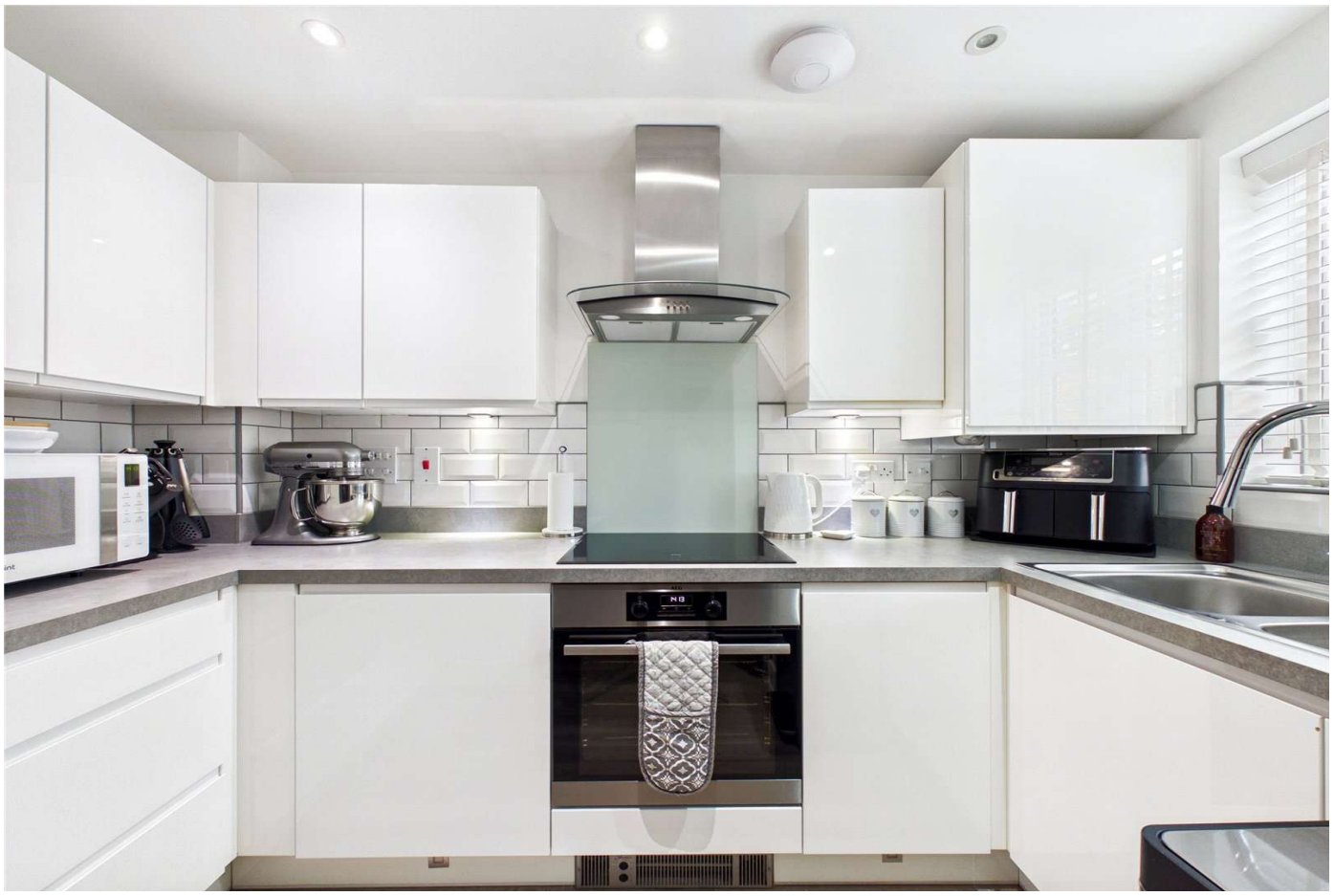
A stylish two bedroom modern home offering itself as an excellent first purchase being located close to Northern Gateway, General Hospital and North Station, with attractive easy maintained gardens, stylish fitted kitchen and ground floor cloakroom.

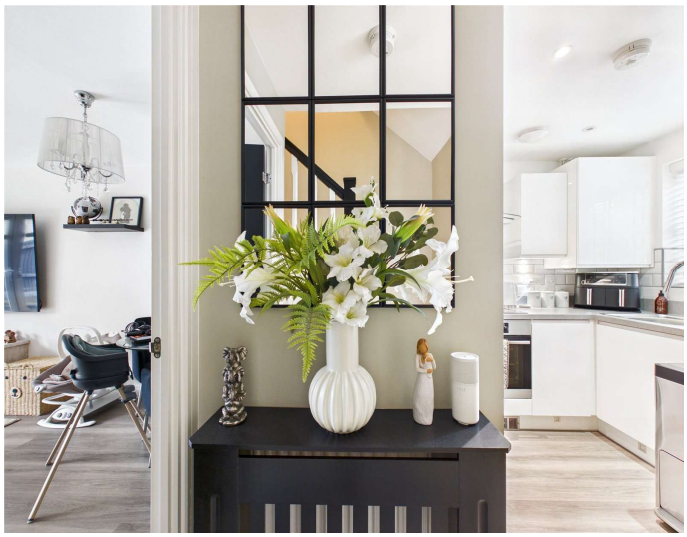
- Stylish and superbly presented home
- Two good size bedrooms
- Lounge
- Kitchen with appliances
- Ground floor cloakroom
- Attractive easy maintained gardens
- Allocated parking
- Excellent first purchase
- Popular northside location
- Close to General Hospital, A12 and North Station

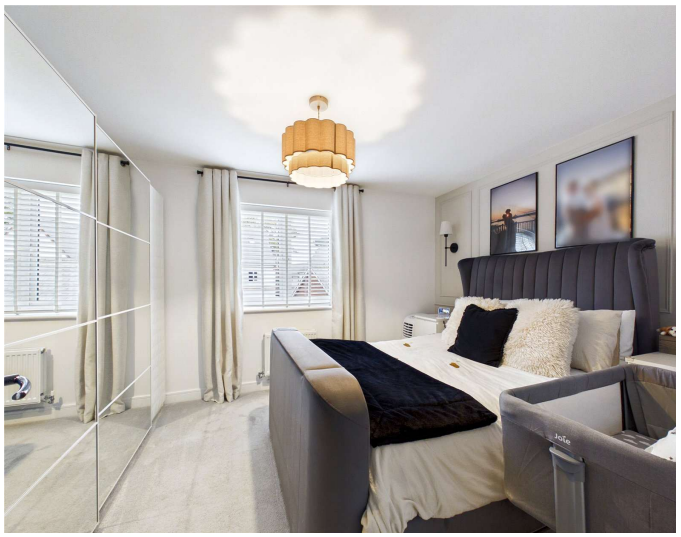
colchester@fennwright.co.uk 01206 763388











A superbly presented stylish two bedroom modern home situated to the north of Colchester, close to Northern Gateway, General Hospital and North Station, offering itself as an excellent first purchase.

Double glazed entrance door leads to an entrance hall with stairs to the first floor, giving access to the ground floor cloakroom comprising hand basin and WC with double glazed window to the front.

The kitchen opens nicely from the hallway and offers a range of stylish modern units and work surfaces with cupboards and drawers under, built in four ring ceramic hob, electric oven with extractor fan over, one and a half bowl sink with mixer taps, integrated fridge/freezer, dishwasher and washing machine, cupboard housing gas central heating boiler, wall mounted cabinets with double glazed window to the front.

The lounge is located to the rear and has double glazed French doors and windows leading to the rear garden and useful understairs storage cupboard.
On the first floor the landing gives access to the loft space via loft ladder which is boarded.

Bedroom one is located to the rear and has mirrored wardrobes (to remain). Bedroom two is located to the front with two double glazed windows and storage cupboard.

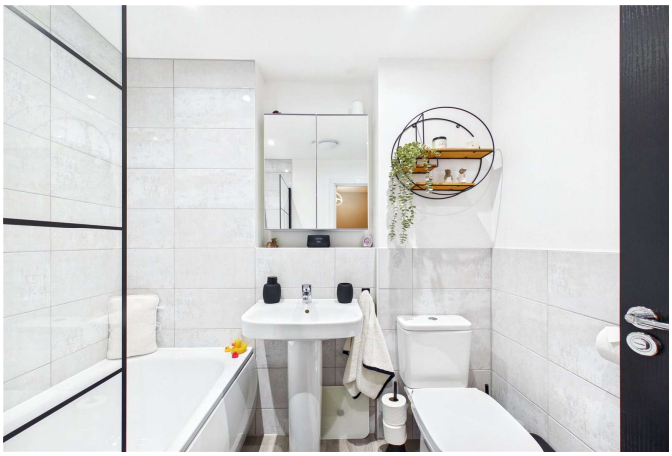
The bathroom is fitted with a stylish modern suite with hand basin and mixer taps, WC, panelled bath with shower over, complementary tiling and heated towel rail.

Outside
To the rear of the property there is an attractive well maintained garden which has been prepared for easy maintenance with the majority of the garden laid with artificial turf and patio areas and pathways, the garden is enclosed by fencing and has a garden shed and raised flowerbed. To the front of the property there are two off road parking spaces located to the left of the terrace with an EV charging point.

Important information
Council Tax Band - C
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC Rating - B
Ref - COL260936/PC

Directions
Please use postcode CO4 6BD for Satnav.









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5 Dene Close
Colchester
Essex, CO4 6BD



Floor 0



Floor 1

Approximate total area[1]
623 ft²
57.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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