

oakheart



£280,000

Penguin Parade, Stanway



Situated down a private lane on Penguin Parade in the popular Stanway area to the west of Colchester, this well presented two bedroom semi detached home offers modern accommodation in a highly convenient location. The property is ideally positioned for access to the A12, Marks Tey Station with direct rail services to London Liverpool Street, and Stane & Tollgate Retail Park, home to a wide range of shops, restaurants and a Sainsbury's Superstore. The property is also offered with no onward chain.

The ground floor begins with an entrance hall and convenient cloakroom, leading through to a bright open plan kitchen and living area with direct access to the rear garden. The kitchen is fitted with a range of contemporary units and generous worktop space, together with an electric oven, four ring gas hob and extractor, plus space for additional appliances. The downstairs living space as newly laid flooring.

Upstairs, the landing provides access to two well proportioned

bedrooms and the family bathroom.

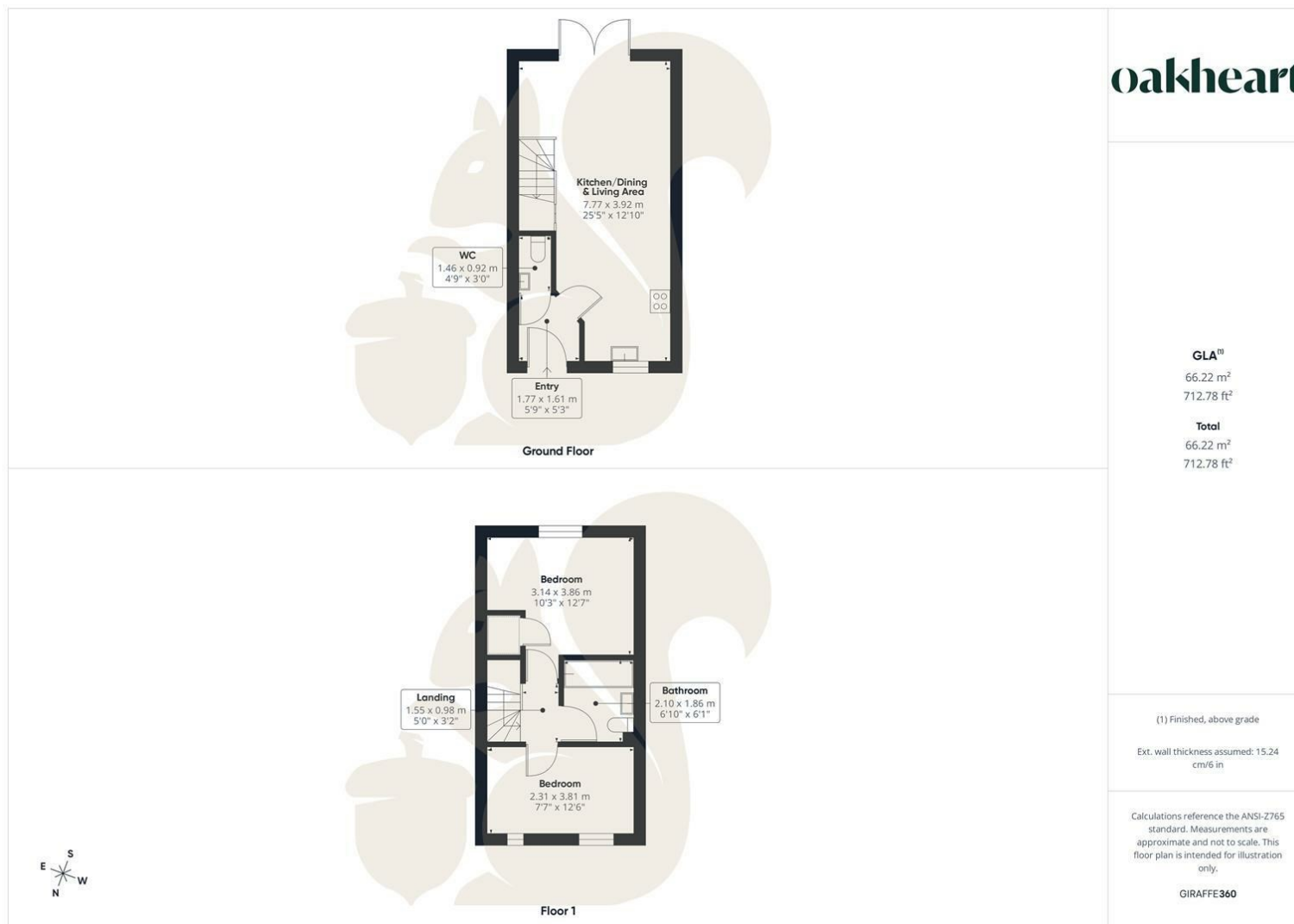
Outside, the private rear garden is mainly laid to lawn with a patio area providing space for outdoor seating and entertaining. Gated side access leads to the front of the property, where a private driveway provides off road parking for up to three vehicles.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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	

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.

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