



## 8 PIER CLOSE, COLCHESTER CO2

£1,200 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Receptions

\*\* AVAILABLE FEBRUARY \*\* Branocs Estates are pleased to offer this well-presented Two bedroom semi-detached house located within walking distance of local amenities. The property benefits from a spacious kitchen/diner, lounge, bathroom with shower facilities, south facing rear garden and driveway parking with carport.



## Front of Property

Lawn area, driveway parking for up to 2 vehicles, carport, pathway to front door.

## Entrance Hall

Laminate tile effect flooring, telephone point, power point, access to cloakroom.

## Cloakroom

Laminate tile effect floor, WC, pedestal sink with mixer tap, tiled splash back, radiator, extractor fan.

## Lounge 15'8" x 9'6" (4.78m x 2.90m)

Carpet, window to front, radiator, stairs to first floor.

## Kitchen/Diner 13'2" x 9'5" (4.01m x 2.87m)

Laminate tile effect floor, Kitchen suite comprising of base level and wall mounted units with work surface, inset oven with four ring electric hob with extractor over, one and a half stainless steel sink with drainer with mixer tap, integrated fridge/freezer, space for washing machine, radiator, window and patio doors to rear.

## FIRST FLOOR

### Landing

Carpet, access to loft space.

## Bedroom One 10'11 x 9'3 (3.33m x 2.82m)

Carpet flooring, 2 x windows to rear, radiator, fitted mirror fronted wardrobes, airing cupboard housing boiler.

## Bedroom Two 13'3 x 8'3 (4.04m x 2.51m)

Carpet flooring, 2 x windows to front aspect, radiator.

## Bathroom

Modern style bathroom suite comprising WC, pedestal hand wash basin with mixer tap, panel bath with shower over with glass shower screen, tile effect flooring, fitted mirror, shaving point, tiled splashbacks, extractor fan.

## Rear of Property

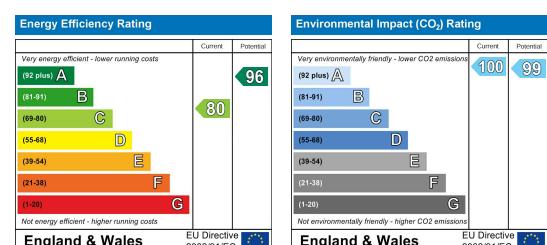
South facing rear aspect, patio area, remainder laid to lawn, border flowerbeds, shed to remain, enclosed by panel fencing, side access gate.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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