

TEMME ENGLISH

COLCHESTER & VILLAGES



Braiswick, Colchester, CO4 5BQ
Offers In Excess Of £250,000

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Temme English are delighted to present this stunning Two-bedroom ground floor apartment. Situated to the north side of Colchester Within Excellent access to Colchester North station and other transport links this home is perfect for commuting. Spacious Throughout this home offers an open plan living accommodation comprising entrance hall, Lounge/diner, kitchen, family bathroom and two bedrooms with one of which benefitting from an En-suite. The outside of the property will offer you a private decking area along with an Acre communal garden looking onto woodland.

Lounge/Diner

28'10" x 13'9" (8.79 x 4.19)

Open plan style, feature fireplace, double glazed windows to rear and side aspect. French doors to rear decking area.

Kitchen

9'0" x 21'8" (2.74 x 6.60)

Range of matching eye and base level units with complimentary work surface, inset sink with mixer tap and drainer, has hob with extractor fan.

Bedroom 1

10'11" x 11'9" (3.33 x 3.58)

Double glazed UPVC window to side aspect.

En-suite

8'1" x 4'3" (2.46 x 1.30 (02.47 x 1.29))

Panel enclosed shower cubicle, low level wc, wall mounted wash hand basin with mixer tap, obscured double glazed window , tiled flooring and walls.

Bedroom 2

8'4" x 9'9" (2.54 x 2.97 (2.55 x 2.98))

Double glazed window to front aspect, carpet flooring.

Family Bathroom

5'8" x 6'6" (1.73 x 1.98)

Tiled walls and flooring throughout, low level wc, wall mounted wash hand basin with mixer tap, eye level wall mounted heated towel rail, panel enclosed bath cubicle with shower attachment and screen.

Outside

To the outside of the property you will benefit from a private decking area leading to a one acre communal garden.

Entrance Hall

7'7" x 5'4" (2.31 x 1.63)

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	