



Kirk Way, Colchester, CO4 5ZN

Asking price £260,000

Being offered for sale with NO ONWARD CHAIN AND VACANT POSSESSION, Gallant Richardson are able to bring to the market this two bedroom end of terrace home that would make an absolutely ideal first purchase or buy to let investment. It offers carport, ground floor cloakroom and enclosed rear garden. The property could suit buyers looking to pursue a speedy exchange of contracts and completion. Being located to the North side of Colchester, the property is within close proximity of the hospital, Highwoods Country Park and access to the A12 corridor. Colchester City has a mainline railway station that offers fast train services into London's Liverpool Street Station in less than an hour.

Entrance Door:

Double glazed entrance door to:

Reception Hall:



Stairs ascending to first floor, radiator, door to:

Lounge:

14'4" x 9'8" (4.39 x 2.96)

Double glazed window to front, radiator, under stairs storage cupboard, door to:

Kitchen/Diner:

13'1" x 9'3" (4.00 x 2.84)



Comprising of worksurfaces with cupboards and drawers under and matching eye level units, inset one and a half bowl sink unit with mixer tap, double glazed window to rear, inset four ring gas hob with oven beneath and extractor over, tiled splashbacks, double glazed window to rear, wall mounted integrated gas fired boiler.

Cloakroom

4'10" x 3'1" (1.48 x 0.94)



Low level flush W.C. wall mounted wash hand corner basin, radiator, double glazed window to rear.

First Floor Landing:



Access to loft space, door to:

Bedroom One:

13'0" x 9'2" (3.98 x 2.80)



Double glazed window to rear, radiator, built in four door fronted wardrobe.

Bedroom Two:

10'7" x 8'1" (3.25 x 2.47)



Double glazed window to front, radiator, built in mirror fronted slide door wardrobe, airing cupboard housing lagged cylinder with immersion heater.

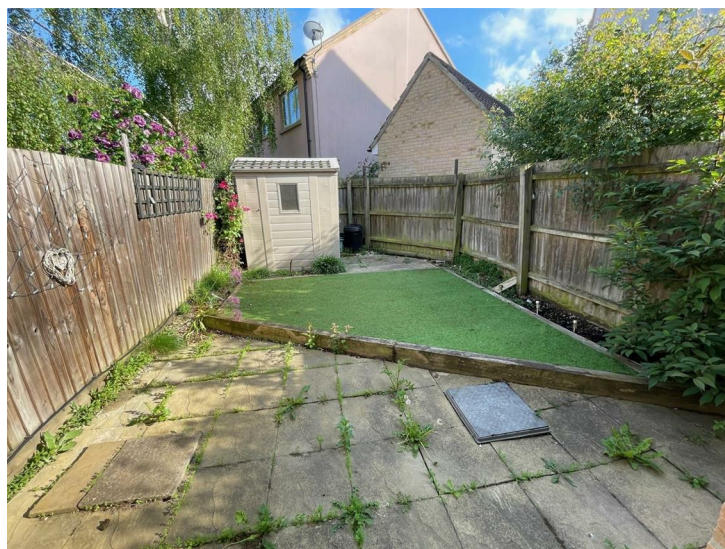
Bathroom:

6'0" x 5'11" (1.85 x 1.82)



White three piece suite comprising of panelled bath with mixer tap and shower attachment, low level W.C. pedestal wash hand basin, radiator, part tiling to walls, extractor.

Rear Garden:



The rear garden, has artificial lawn with high level wooden fence panel surround, gated access to the side.

Car Port:

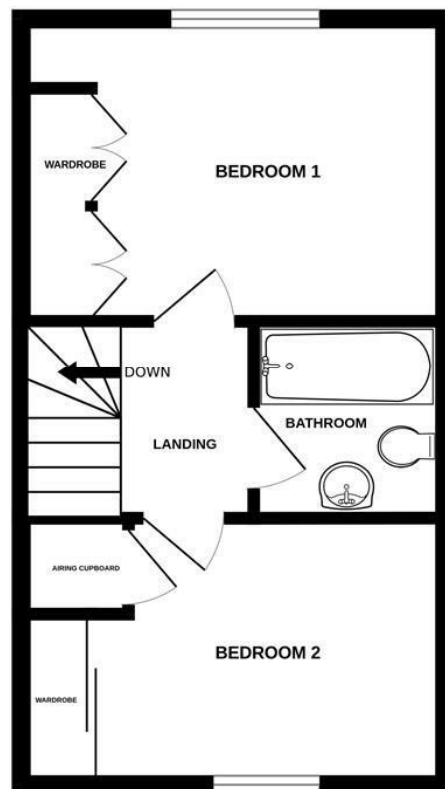
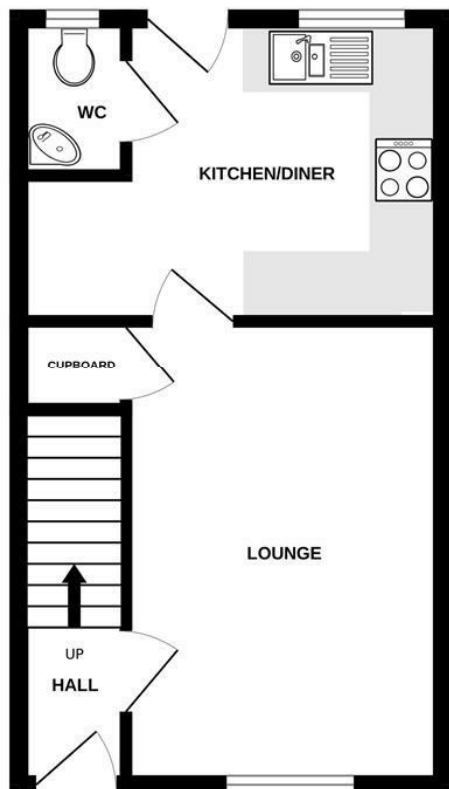


Stable style car port situated adjacent to the house with space for one vehicle.

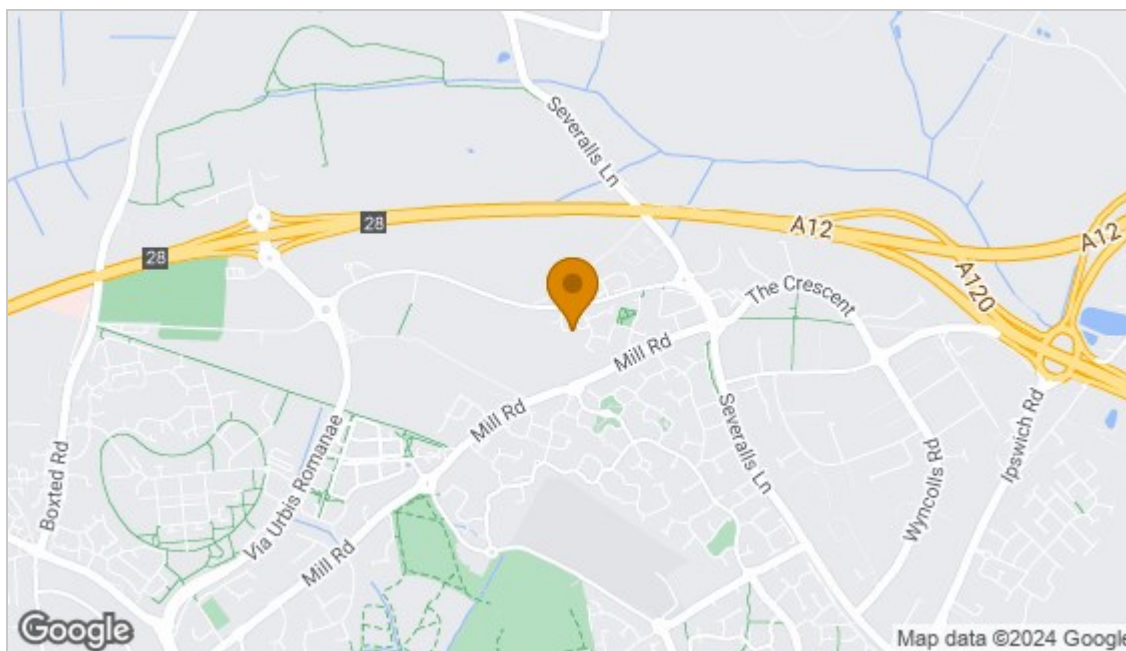
Agents Note:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Council Tax Band 'C'.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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