



## Greenstead Road, Colchester

Guide Price £200,000



- Ideal first time purchase or investment opportunity
- Two bedroom house found in popular residential location
- Close to railway station and City Centre
- Lovely size lounge and separate dining room
- Fitted kitchen
- 1st floor bathroom and two well proportioned bedrooms
- Well maintained courtyard style rear garden



**GUIDE PRICE: £200,000 - £220,000**

Nestled on Greenstead Road in the charming town of Colchester, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The lovely size lounge is perfect for unwinding after a long day, while the separate dining room provides an ideal setting for family meals or gatherings with friends.

The fitted kitchen is a standout feature, combining modern convenience with functionality, making it a joy for any home cook. Ascending to the first floor, you will find two well-proportioned bedrooms, each offering a peaceful retreat. The spacious four-piece bathroom is designed for comfort and practicality, catering to all your needs.

Outside, the property boasts a delightful courtyard-style rear garden, complete with a seating area that invites you to enjoy the fresh air and sunshine. This outdoor space is perfect for hosting summer barbecues or simply relaxing with a good book.

Conveniently located close to the railway station, this home offers excellent transport links, making it ideal for commuters or those who enjoy exploring the wider region. With its blend of comfort, style, and practicality, this two-bedroom house on Greenstead Road is a wonderful place to call home. Don't miss the chance to make it yours.

Lounge 9'8 x 9'8 double glazed window to front. Brick built fireplace. Stripped wooden flooring. Smooth ceiling with spot lighting.

Dining room 9'8 x 9'8 gives access to garden via French double glazed doors. Continuation of flooring. Stairs lead to first floor accommodation.

Fitted kitchen 9'8 x 3'2 double glazed window. Range of wall and base mounted units with matching storage drawers. Complimentary wooden style worksurfaces with upstands housing sink drainer with swan neck mixer tap. Part tiling to walls. Hob, oven and extractor hood to remain. Double glazed window. Wooden style flooring.

First floor is home to two bedrooms and family four piece bathroom.

Bedroom one 9'8 x 9'8 double glazed window to front.

Bedroom two 9'8 x 6'5 double glazed window to rear.

Spacious four piece bathroom comprises white panel bath, shower cubicle. wash hand basin and low level wc. Part tiling to walls. Obscure double glazed window.

Externally the property has a delightful Courtyard style garden. Paved with shingled seating area.





#### THE SMALL PRINT:

Council Tax Band: B  
Local Authority: Colchester

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

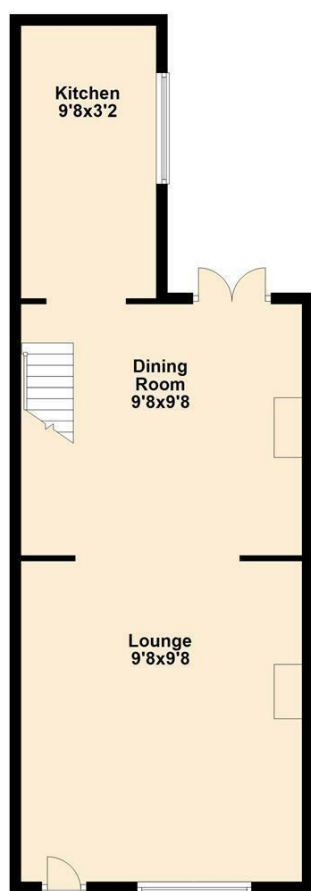
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor



