

For Sale

Offers in the region of **£280,000** Freehold



Caracalla Way Colchester CO4 9XZ

Situated a stones throw away from the ever popular Gilbert school and Colchester General hospital, this two bedroom end of terrace property provides a unique opportunity for any first time buyer or investor.

- Energy Rating: C
- NO ONWARD CHAIN
- CLOSE TO THE GILBERD SCHOOL
- CLOSE TO THE HOSPITAL
- TWO ALLOCATED SPACES

Property Details

Entrance Hallway

Double glazed door to the front aspect, radiator, carpet to flooring.

Cloakroom

Low level WC, wash hand basin, extractor fan, radiator, vinyl flooring.

Living Room 13' 10" x 10' 10" (4.22m x 3.30m)

Double glazed window to the front aspect, understairs cupboard, coved ceiling, radiator, carpet to flooring, door to hall and kitchen/diner.

Kitchen/Diner 13' 10" x 10' 7" (4.22m x 3.23m)

Double glazed window to the rear aspect, range of matching wall and base units with work surface areas incorporating one and a half bowl sink and drainer. Space remaining for washing machine and fridge/freezer. Electric oven and gas hob with hood over, partly tiled walls, radiator, vinyl flooring, double glazed door to garden.

First Floor Landing

Stairs rise from the entrance hallway, loft access, radiator, carpet to flooring.

Bedroom 1 13' 11" x 9' 9" (4.24m x 2.97m)

Double glazed windows to the front aspect, airing cupboard, radiator, carpet to flooring, door to landing.

Bedroom 2 13' 11" x 7' 2" (4.24m x 2.18m)

Double glazed windows to the rear aspect, radiator, carpet to flooring, door to landing.

Family Bathroom

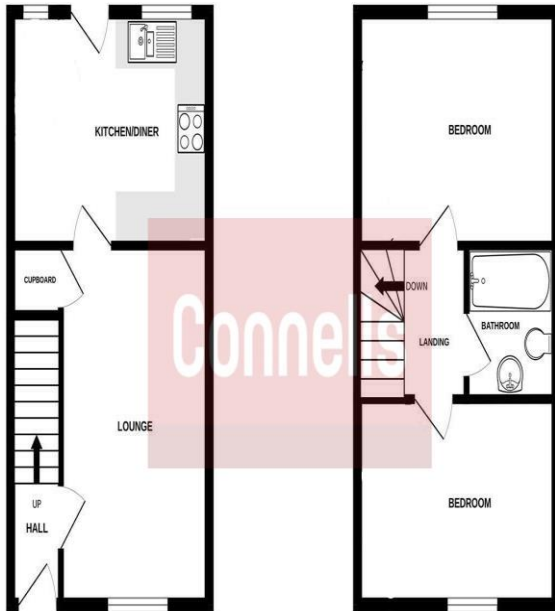
Obscured double glazed window to the side aspect, pedestal wash hand basin, low level WC, panel bath.

Outside

The front of the property is laid to shingle with pathway leading to front door, enclosed by railings. The rear of the property commences with paved area with the remainder laid to lawn measuring approximately 30ft long. Gate to side.

GROUND FLOOR

1ST FLOOR



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: C

Property Ref: CCH307971 - 0002

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.
Made with MapInfo GIS/CS

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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