



**Kohima Road, COLCHESTER, CO2 9RF**

**welcome to**

**Kohima Road, COLCHESTER**

Early viewing is advised on this 3 bedroom terraced property situated off Berechurch Hall Road, ground floor accommodation comprises of Cloakroom and spacious Kitchen/Lounge/Diner, first floor comprises of 2 double bedrooms and a single room with family bathroom, externally their is ample parking.



### **Entrance Hall**

Laminate flooring, cupboard x 2, 1 radiator, stairs, door to WC & kitchen

### **Cloakroom**

Tiled floor, tiled walls, UPVC double glazed window to front, WC, sink.

### **Lounge/Diner**

17' 9" max x 10' 7" max ( 5.41m max x 3.23m max )

Laminate flooring, UPVC door to rear, UPVC double glazed window to rear, 1 radiator.

### **Kitchen**

15' 6" x 8' 4" ( 4.72m x 2.54m )

Laminate floor, matching kitchen units, rolltop work surfaces, sink, oven, electric hob, UPVC double glazed window to front, plumbing for washing machine, 1 radiator.

### **First Floor Accommodation**

#### **Landing**

Laminate flooring, doors to bedroom 1,2,3 & bathroom, cupboard, loft access.

#### **Bedroom One**

11' 8" x 9' 3" ( 3.56m x 2.82m )

Carpet flooring, 1 radiator, UPVC double glazed window to rear, built in wardrobe.

#### **Bedroom Two**

10' 5" x 9' 7" ( 3.17m x 2.92m )

Carpet flooring, UPVC double glazed window to front, 1 radiator, built in wardrobe.

#### **Bedroom Three**

8' 7" x 7' 8" ( 2.62m x 2.34m )

Laminate flooring, UPVC double glazed window to front, 1 radiator.

### **Bathroom**

Vinyl flooring, bath with shower overhead, WC, sink, UPVC double glazed window to front, 1 radiator, tiled walls.

### **Rear Garden**

Decked garden, enclosed with panel fencing, rear access.

### **Parking**

On street parking



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welcome to

## Kohima Road, COLCHESTER

- Three Bedrooms
- Spacious Living Accommodation
- Mid-Terrace House
- Enclosed Rear Garden
- On Street Parking

Tenure: Freehold EPC Rating: Awaited

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS119284 - 0003

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