



**Brook Street, Colchester, CO1 2UT**

**welcome to**

**Brook Street, Colchester**

Offered with NO ONWARD CHAIN, this two bedroom terraced house is situated on the east side of Colchester, within walking distance of the city centre and train station. The property is well presented throughout with modern ground floor shower room.



**This two bedroom terrace house could be an ideal investment or first time purchase, being conveniently situated for access to shops, amenities, schools and transport links, and being offered with no ongoing chain.**

**Ground floor accommodation comprises living room, kitchen with stairs to the first floor, rear lobby area and modern family shower room. The first floor offers two further bedrooms. Externally there is an enclosed courtyard rear garden.**

#### **Entrance Door To:**

#### **Lounge**

11' 7" x 10' 3" ( 3.53m x 3.12m )

Double glazed window to front, laminate flooring, radiator, leading to:

#### **Kitchen**

11' 7" max x 7' 5" max ( 3.53m max x 2.26m max )

Vinyl flooring, tiled walls, range of base and eye level units, work surfaces, inset sink and drainer unit, low level oven, gas hob, breakfast bar, stairs to first floor, double glazed window to rear.

#### **Lobby**

Door to garden, vinyl flooring, door to Shower Room.

#### **Shower Room**

Shower cubicle, wash hand basin, low level w.c., laminate flooring, double glazed window to side, laminate flooring.

#### **First Floor Accommodation**

#### **Landing**

Carpet, loft access, doors to::

#### **Bedroom One**

11' 7" max x 10' 9" max ( 3.53m max x 3.28m max )

Double glazed window to front, radiator, carpet.

#### **Bedroom Two**

9' 1" + cupboard x 7' 4" ( 2.77m + cupboard x 2.24m )

Double glazed window to rear, radiator, built-in cupboard, carpet.

#### **Outside**

There is a rear garden which is enclosed by panel fencing with brick built outhouse.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Brook Street, Colchester**

- NO ONWARD CHAIN
- Terraced House Close To City Centre
- Lounge & Kitchen
- Ground Floor Modern Shower Room
- Two First Floor Bedrooms
- Courtyard Garden
- Ideal First Time Purchase Or Investment Opportunity

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

offers in excess of

**£170,000**



### **directions to this property:**

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120551 - 0002

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