





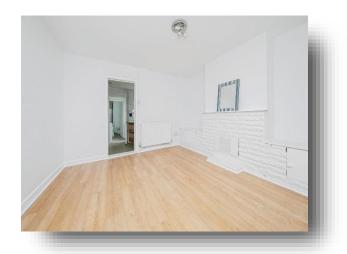




welcome to

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





welcome to

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

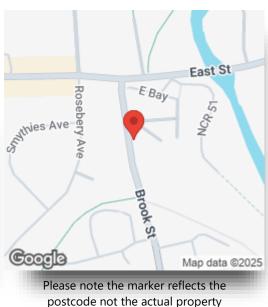




directions to this property:

Refer to map





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Property Ref: CCS120551 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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