



Magdalen Street, Colchester, CO1 2LA

welcome to

Magdalen Street, Colchester

This two bedroom older style terraced house has been renovated and is located within walking distance of Colchester's city centre and town train station. The property could be an ideal first time purchase or investment opportunity and is offered with NO ONWARD CHAIN.



Early viewing is advised of this well presented terrace house offered with no ongoing chain and conveniently situated for access to shops, amenities and transport links.

Ground floor accommodation comprises lounge, dining area, modern kitchen and bathroom.

The first floor offers two spacious double bedrooms. There is also a useful Loft Room.

Externally there is an enclosed rear garden.

Entrance Door To:

Lounge

14' x 12' 4" (4.27m x 3.76m)

Upvc double glazed window to front, radiator, carpet, leading to:

Dining Area

10' 9" max x 8' 9" max (3.28m max x 2.67m max)

Upvc double glazed window to rear, stairs to first floor, carpet, door to:

Kitchen

11' 4" max x 6' 5" max (3.45m max x 1.96m max)

Upvc double glazed window and door to side, range of base and eye level units, work surfaces, inset sink unit, spaces for fridge/freezer and washing machine, low level oven and gas hob with extractor over, laminate flooring, built-in cupboard, door to:

Bathroom

Upvc double glazed window to rear, modern white suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin set into vanity unit, heated towel rail, tiled walls.

First Floor Accommodation

Landing

Carpet, doors to:

Bedroom One

14' 2" x 13' 8" (4.32m x 4.17m)

Upvc double glazed window to front, radiator, carpet.

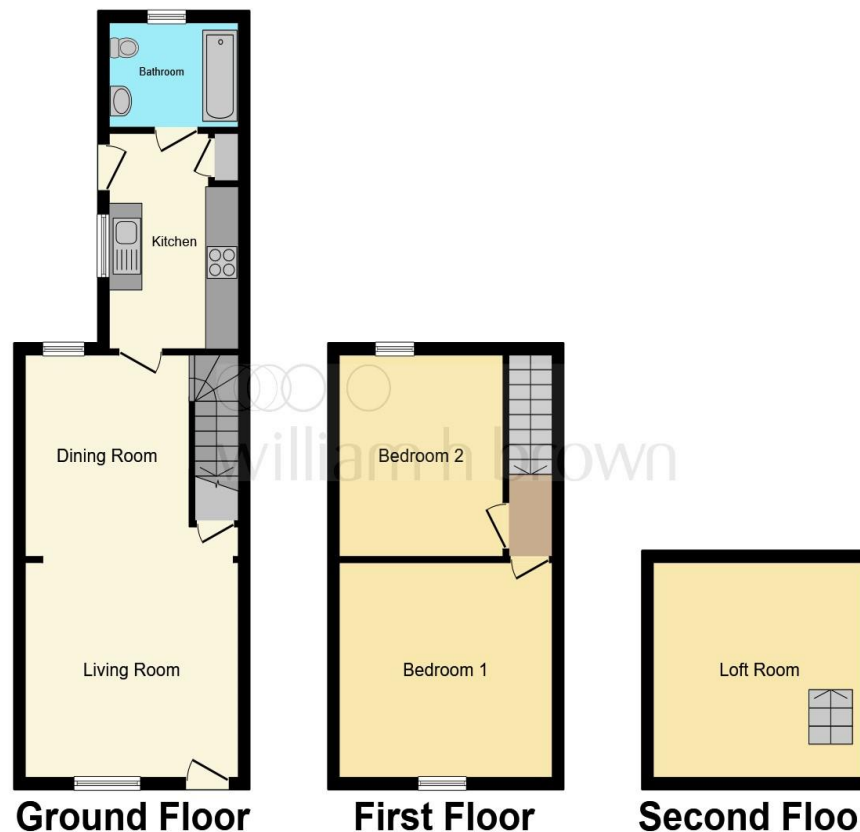
Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

Upvc double glazed window to rear, loft access, radiator, carpet.

Outside

The rear garden is laid to lawn and patio with shed, all enclosed by panel fencing.



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



view this property online williamhbrown.co.uk/Property/CCS120442



welcome to

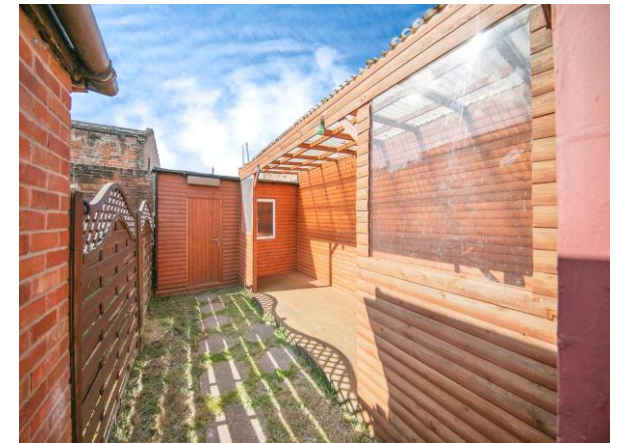
Magdalen Street, Colchester

- NO ONWARD CHAIN
- Well Presented House
- Two Reception Areas
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- Close To City Centre & Train Station

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

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS120442](https://www.williamhbrown.co.uk/Property/CCS120442)



Property Ref:
CCS120442 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)