



Morant Road, Colchester, CO1 2HZ

welcome to

Morant Road, Colchester

This lovely terraced house is situated in the popular New Town area of Colchester, offering excellent access to the Recreation Ground, city centre and train stations in both the city centre and the Hythe.



Early viewing is advised of this well presented terrace house offering excellent access to shops, amenities and transport links.

Ground floor accommodation comprises living room, dining room with stairs to first floor, kitchen, utility room and cloakroom.

The first floor offers two double bedrooms and a modern shower room.

Externally there is an enclosed rear garden.

Entrance Door To:

Living Room

11' 1" x 10' 6" (3.38m x 3.20m)

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

Dining Room

13' 8" max x 11' 2" (4.17m max x 3.40m)

Upvc double glazed window to rear, stairs to first floor, carpet, radiator, feature log burner, door to:

Kitchen

13' 2" max x 6' 3" max (4.01m max x 1.91m max)

Upvc double glazed window to side and door to side, matching base and eye level units, roll edge work surfaces, inset sink and drainer with mixer tap, integrated oven and hob with extractor over, tiled splashbacks, space for fridge and dishwasher, under unit lighting, spotlights, wood effect flooring, door to:

Utility Room

5' 6" x 5' 3" (1.68m x 1.60m)

Upvc double glazed window to side, wood effect flooring, space for appliances, boiler, door to:

Cloakroom

Upvc double glazed window to rear, low level w.c., wash hand basin, radiator, wood effect flooring.

First Floor Accommodation

Landing

With built-in cupboard, loft access, carpet, doors to:

Bedroom One

11' 2" x 10' 9" (3.40m x 3.28m)

Upvc double glazed window to front, radiator, carpet, built-in cupboard.

Bedroom Two

10' 7" x 8' 3" (3.23m x 2.51m)

Upvc double glazed window to rear, radiator, carpet.

Family Shower Room

Modern suite comprising double shower cubicle, low level w.c. and pedestal wash hand basin, radiator, tile effect flooring, radiator, upvc double glazed window to rear.

Outside

To the front there is a gate providing access to the property.

There is an attractive rear garden which is laid to artificial turf with inset flower and shrub beds, and lovely covered pergola providing an ideal space for relaxing.



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



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welcome to

Morant Road, Colchester

- Close To Amenities & Transport Links
- Two Reception Rooms
- Kitchen & Utility Room
- Ground Floor Cloakroom
- Two Double Bedrooms
- Modern First Floor Shower Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120726 - 0002

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