



Bourne Road, Colchester, CO2 7LP

welcome to

Bourne Road, Colchester

This well presented end of terrace house is situated on the south side of Colchester, within close proximity of Old Heath Recreation Ground, around 1 mile from Colchester town train station and the city centre. The property is also close to the lovely Bourne Pond & Mill.



Offered with NO ONWARD CHAIN, this end of terrace house is conveniently situated for access to amenities and transport links.

The ground floor benefits from lounge, kitchen/diner and bathroom. The first floor offers three bedrooms.

Externally there is an enclosed courtyard rear garden.

Steps Up To Entrance Door To:

Lounge

11' 9" max x 10' 4" max (3.58m max x 3.15m max)
Wooden flooring, double glazed window to front, radiator, door to:

Inner Hall

With stairs to first floor and door to:

Kitchen / Diner

11' 8" max x 10' 11" max (3.56m max x 3.33m max)
Modern kitchen comprising light base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob, tiled splashbacks, boiler, wooden flooring, built-in storage cupboard, double glazed window to rear and door to Lobby.

Lobby

With external door to side and door to:

Bathroom

Modern white suite comprising panel enclosed bath with shower head attachment, wash hand basin and low level w.c., tiled walls, lino flooring, heated towel rail, frosted double glazed window to rear.

First Floor Accommodation

Landing

With doors to:

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)
Large double glazed window to front wooden flooring, built-in cupboard, radiator.

Bedroom Two

11' 1" x 8' 9" (3.38m x 2.67m)
Double glazed window to rear, wooden flooring, radiator.

Bedroom Three

9' x 6' 10" (2.74m x 2.08m)
Double glazed window to rear, wooden flooring, radiator.

Outside

The property benefits from a paved courtyard rear garden which is enclosed by panel fencing. Rear access gate.



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 Bourne Road, Colchester

- NO ONWARD CHAIN
- End Of Terrace House
- Lounge & Kitchen/Diner
- Ground Floor Bathroom
- Three Bedrooms
- Courtyard Garden
- Ideal Investment Or Family Home

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

offers in excess of
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120906 - 0002

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