



New Town Road, Colchester, CO1 2DH

welcome to

New Town Road, Colchester

This three bedroom semi detached house is situated in the popular New Town area of Colchester, within close proximity of the city centre, town train station, local amenities, schools and Old Heath Recreation Ground. The property offers an ideal opportunity and is offered with no onward chain.



Auctioneer's Comments

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Description

Early viewing is advised of this three bedroom semi detached house conveniently situated for access to amenities and transport links and offering no ongoing chain. Ground floor accommodation comprises entrance hall, 22 ft lounge/diner, kitchen and bathroom. The first floor offers three good size bedrooms. Externally there is an enclosed rear garden. Residents permit parking is available.

Entrance Doors To:

Entrance Hall

Stairs to first floor, doors to:

Lounge / Diner

22' 9" max x 11' 7" max + recess (6.93m max x 3.53m max + recess)

Blocked fireplace with feature brick surround, laminate wood flooring, two radiators, double glazed windows to front and rear, door to:

Kitchen

12' 5" x 7' 5" (3.78m x 2.26m)

Range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, integrated oven and hob with extractor fan,, double glazed window and door to side, opening into:

Inner Lobby

With space for appliances and door to:

Bathroom

Frosted double glazed window to rear, tiled floor and walls, panel enclosed bath with shower over and screen, low level w.c. and wash hand basin.

First Floor Accommodation

Landing

Carpet, doors to:

Bedroom One

14' 4" max x 10' 10" max (4.37m max x 3.30m max)

Two double glazed windows to front, radiator, carpet.

Bedrom Two

11' 5" x 9' 5" max (3.48m x 2.87m max)

Carpet, feature fireplace, radiator, double glazed window to rear.

Bedroom Three

8' 9" x 8' 1" (2.67m x 2.46m)

Double glazed window to rear, radiator, laminate wood flooring, sloping ceiling.

Outside

There is a mature rear garden with inset shrubs and trees, all enclosed by panel fencing.

There is residents permit parking available.



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welcome to

New Town Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Spacious Living Accommodation
- Three Good Size Bedrooms
- Enclosed Rear Garden
- Close To Train Station & City Centre

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

guide price

£225,000



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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Property Ref:
CCS121082 - 0003

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