



Fingringhoe Road, Colchester, CO2 8EB

welcome to

Fingringhoe Road, Colchester

This attractive renovated terraced house is situated on the south side of Colchester, within 2 miles of the city centre and town train station. The property offers good access to local amenities and schools and is offered with NO ONWARD CHAIN.



This lovely renovated home offers spacious and well presented accommodation and has no ongoing chain. Ground floor accommodation comprises spacious open plan lounge/diner with stairs to first floor, modern kitchen, cloakroom and lean-to/utility area. The first floor offers two double bedrooms, nursery/study and modern shower room. Externally there is an enclosed rear garden and outbuildings.

Entrance Door To:

Lounge / Diner

25' max x 11' 2" max (7.62m max x 3.40m max)

Lounge Area

Double glazed window to front, feature open fire with brick surround, radiator, carpet, open to:

Dining Area

Stairs to first floor, radiator, wood burning stove, tiled hearth, carpet, double glazed window to rear, door to:

Kitchen

13' 2" max x 6' 8" max (4.01m max x 2.03m max)
Double glazed window to side, range of modern matching base and eye level units, wooden work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated cooker and hob with extractor over, integrated washing machine and fridge/freezer, herringbone wood laminate flooring, inset spotlights, opening to:

Rear Lobby

With doors to:

Cloakroom

Modern white suite comprising concealed cistern w.c. and wall mounted wash hand basin, radiator, double glazed window to side.

Utility Room / Lean-To

With windows and door to garden.

First Floor Accommodation

Landing

Loft access, radiator, doors to:

Bedroom One

11' 3" x 10' 8" (3.43m x 3.25m)

Double glazed window to front, radiator, carpet.

Bedroom Two

11' 3" + cupboard x 8' 4" max (3.43m + cupboard x 2.54m max)

Double glazed window to rear, radiator, built-in cupboard over stairs, carpet.

Study / Nursery

6' 9" + door recess x 5' 11" (2.06m + door recess x 1.80m)

Double glazed window to rear, radiator, carpet.

Shower Room

Modern suite comprising double shower cubicle, concealed cistern w.c., and wash hand basin set into vanity unit, heated towel rail, double glazed window to rear.

Outside

There is an enclosed front garden area with pathway to entrance door.

The rear garden is laid to lawn with pathway to rear, all enclosed by fencing. There are various outbuildings comprising:

Work Shop

14' 1" x 11' 1" (4.29m x 3.38m)

Timber framed with window to front and door to garden, power and light available.

Store Room

2' 1" x 11' (0.64m x 3.35m)

Timber framed with power and light.

Garage

17' 1" x 11' 1" (5.21m x 3.38m)

With up and over door, door to rear, power and light, window to side.



Total floor area 135.3 m² (1,456 sq.ft.) approx

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.propertybox.io

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welcome to

Fingringhoe Road, Colchester

- NO ONWARD CHAIN
- Renovated Terrace House
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Modern Kitchen & Shower Room
- Two/Three Bedrooms
- Enclosed Rear Garden

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121114 - 0002

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