



SIR ISAACS WALK, COLCHESTER, CO1

GUIDE PRICE £330,000





We are delighted to offer for sale this exclusive two bedroom terraced house located within a quiet area, right in the heart of Colchester town centre. Situated off Sir Isaacs Walk behind a secure gated entrance, with front lawned garden area, the property comprises of a large kitchen/diner which includes fridge freezer. The lounge is of a good size with storage cupboard under the stairs. Upstairs leads to two good sized double bedrooms, one with an en-suite shower room, and a separate family bathroom. The property has one allocated off-road parking space but no commercial vehicles. An early viewing is advised to appreciate the accommodation to offer.



EXTERNAL FRONT

Two front doors, one into the kitchen diner and one into the hallway, stairs to 1st floor and door to lounge.

KITCHEN/DINER

15' 4" x 12' 8" (4.67m x 3.86m) Sash window to the front, tiled floor, radiator, gas boiler, 1 1/2 bowl sink unit, worktop either side, space for washing machine, further worktop, electric hob and oven below, extractor fan above, space for fridge freezer, inset spot lights and door to



LOUNGE

15' 4" x 11' 9" (4.67m x 3.58m) Two sash windows to front, two radiators, large under stairs cupboard, part glassed door to hallway

HALLWAY

Door to lounge and stairs to first floor landing

LANDING

Fitted carpet, doors to bathroom, bedroom one and bedroom two.

BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m) Tiled flooring, full sized bath, low level WC, pedestal wash hand basin and towel rail.



BEDROOM ONE

12' 1" x 10' 3" (3.68m x 3.12m) Fitted carpet, sash window to front, one radiator and door to ensuite

ENSUITE

5' 4" x 5' 5" (1.63m x 1.65m) Tiled flooring, sash window to front, double shower, low level WC, pedestal wash hand basin and heated towel rail.

BEDROOM TWO

15' 6" x 9' 9" (4.72m x 2.97m) to 7' 5" Fitted carpet, two sash windows to front, one radiator and access to the loft.



OUTSIDE

Small garden to the front and one allocated parking space, no commercial vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		