



WHITEWELL ROAD, COLCHESTER, ESSEX, CO2

GUIDE PRICE £100,000





CLIVE EMSON AUCTIONEERS - A terrace house situated in the heart of Colchester city centre, well placed for shopping, transportation links including bus station and Colchester Town railway station and recreational facilities. The property needs modernisation and improvement. The current tenant will be vacating prior to the auction.

LIVING ROOM

13.9' 12" x 12' 1" (4.27m x 3.68m) Double glazed front door, double glazed window to front, door to kitchen and stairs to first floor.

KITCHEN/DINER

12' 8" x 6' 9" (3.86m x 2.06m) Double glazed door to rear, window to side, radiator, gas boiler, eye and base level units, space for fridge freezer, space and plumbing for washing machine, gas hob and electric oven.

BEDROOM ONE

10' 4" x 8' 9" (3.15m x 2.67m) Double glazed window to front, radiator and over stairs cupboard.





BEDROOM TWO

6' 8" x 5' 3" (2.03m x 1.6m) Double glazed window to front and radiator.

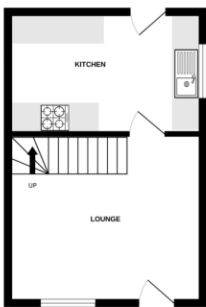


BATHROOM

6' 1" x 4' 7" (1.85m x 1.4m) Double glazed window to rear, radiator and full suite comprising of a bath with shower over, WC and pedestal wash hand basin.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plans, drawings, reports and all other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The user should verify the accuracy of the information provided and is advised to seek professional advice before making any decision. The user should also be aware that the information provided is for general guidance only and should not be relied upon for any specific purpose.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		