



**Granville Road, Colchester, CO1 2EE**

**welcome to**

**Granville Road, Colchester**

This older style terraced house is situated within close proximity of the city centre with its array of shops, cafes and restaurants, as well as Colchester town train station. There are also schools to be found nearby as well as green spaces.



**This two bedroom terraced house is ideally situated for access to amenities, transport links and Colchester's city centre.**

**Ground floor accommodation comprises open plan lounge/diner and a kitchen. The first floor offers two bedrooms and a family bathroom.**

**Externally there is an enclosed rear garden and permit parking.**

#### **Entrance Door To:**

#### **Lounge / Diner**

Laminate wood flooring, two feature fireplaces, two radiators, archway dividing lounge and dining sections, upvc double glazed window to front, upvc double glazed window to rear, stairs to first floor with space under, door to:

#### **Kitchen**

Range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob with extractor over, space for appliances, tiled splashbacks, tiled floor, upvc double glazed window to rear, upvc double glazed window and door to side.

#### **First Floor Accommodation**

#### **Bedroom One**

Upvc double glazed window to front, radiator, carpet.

#### **Bedroom Two**

Upvc double glazed window to rear, radiator, carpet.

#### **Bathroom**

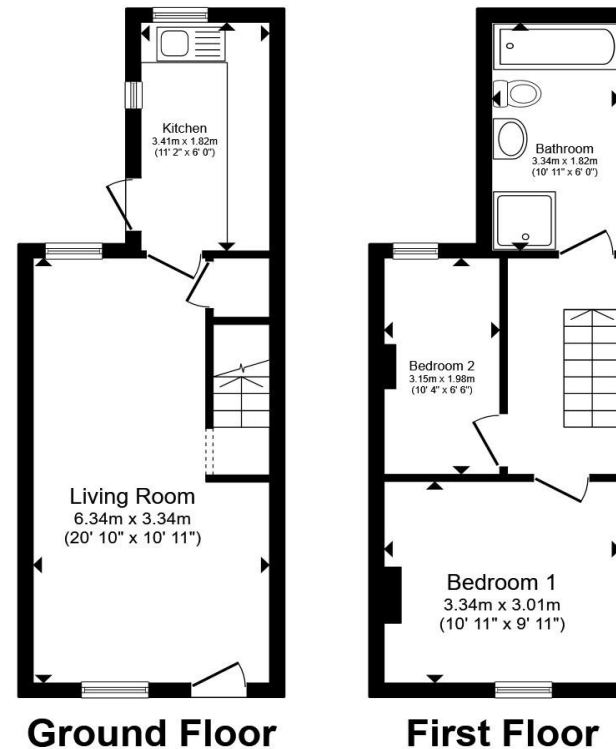
Panel enclosed bath with shower over, pedestal wash hand basin with cabinet below and low level w.c., tiled walls, laminate wood flooring, radiator, upvc double glazed obscure window to rear.

#### **Outside**

There is a small courtyard to the front of the property.

The rear garden is generous in size commencing with paved patio area, the remainder being laid to lawn with shed, all enclosed by panel fencing. Side access gate.

Permit parking is available.



Total floor area 55.1 m<sup>2</sup> (593 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](http://www.propertybox.io)



welcome to

## Granville Road, Colchester

- Older Style Terrace House
- Open Plan Lounge/Diner
- Two Bedrooms
- First Floor Bathroom
- Rear Garden
- Close To City Centre & Train Station

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£200,000**



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS121529](http://williamhbrown.co.uk/Property/CCS121529)



Property Ref:  
CCS121529 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](http://williamhbrown.co.uk)