



Hands & Co

2 Bedrooms

House - Terraced

Located in Colchester

£280,000



Hello@handsandco.com

www.handsandco.com

01206 670896



9 Barside Terrace Layer Road

Colchester | | CO2 7HX



Situated on the popular Layer Road in Colchester, this well-presented mid-terrace home offers modern, low-maintenance living and would make an ideal first-time purchase, investment property or home for those looking to downsize. Built in 2013 and thoughtfully maintained throughout, the property combines contemporary design with practical everyday features.

The accommodation extends to approximately 657 sq. ft. and begins with a welcoming lounge/diner, providing a versatile living and entertaining space. The room benefits from convenient USB socket ports and enjoys direct access to the rear garden, creating an excellent connection between indoor and outdoor living.

The modern kitchen overlooks the street frontage and offers a range of fitted units and work surfaces, with selected white goods included within the sale, providing added convenience for the new owner.

Upstairs, there are two well-proportioned bedrooms. The principal bedroom benefits from a useful airing cupboard, providing valuable additional storage space. The second bedroom is bright and airy, featuring a large window that allows plenty of natural light to flood the room. The family bathroom is fitted with a contemporary suite and is designed to offer both comfort and practicality.

Externally, the property enjoys a private rear garden and the significant advantage of two allocated parking spaces, a highly sought-after feature for homes of this type. Further benefits include access to a partially boarded loft with additional shelving, providing excellent storage potential.



9 Barside Terrace Layer Road

£280,000 Freehold

- Two Off Road Parking Spaces
- Modern 2013 Build
- Upgraded Shower Room
- Downstairs W/C
- Prime Location
- Two Double Bedrooms
- Turnkey Condition
- Low-Maintenance Garden
- Commuter Friendly
- Cosy terraced house





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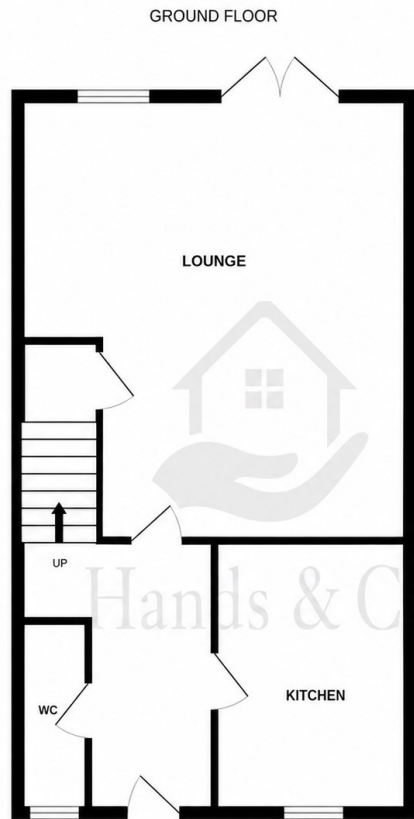
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Colchester & Surrounding Areas

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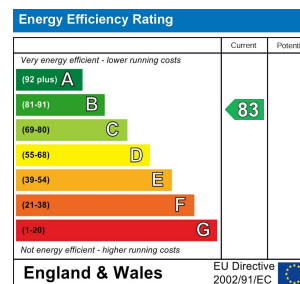
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EPC Rating: B

Council Tax Band: C

Local Authority: Colchester

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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