



Greenstead Road, COLCHESTER, CO1 2SP

welcome to

Greenstead Road, COLCHESTER

This end of terrace period house is situated on the east side of Colchester, offering excellent access to the Hythe Train Station, local supermarket and the city centre. The property could be an ideal first time purchase or investment opportunity and early viewing is advised.



This lovely Victorian home is well positioned for access to amenities and transport links, with the University of Essex also within convenient reach.

The ground floor accommodation comprises open plan lounge/diner and kitchen. The first floor offers two double bedrooms and a modern family bathroom.

Externally there is an enclosed rear garden. On street parking is available on Greenstead Road.

Entrance Door To:

Lounge / Diner

25' 9" max x 12' 8" max (7.85m max x 3.86m max)
Wooden flooring, ceiling spotlights, stairs to first floor, radiators, double glazed windows to front and rear, open doorway to:

Kitchen

10' 11" max x 7' 7" max (3.33m max x 2.31m max)
Modern kitchen comprising range of matching base and eye level units, wooden work surfaces, inset butler sink unit, integrated oven and hob with extractor over, decorative tiled splashbacks, space for washing machine, integrated fridge/freezer, tiled floor, double glazed windows to rear and side and door to side to:

Lean-To / Utility Room

With double glazed French doors onto the garden.

First Floor Accommodation

Landing

With doros to:

Bedroom One

12' 10" max x 12' 6" max (3.91m max x 3.81m max)
Two double glazed windows to front, radiator, wooden flooring, ceiling spotlights.

Bedroom Two

12' 6" max x 7' 11" max (3.81m max x 2.41m max)
Double glazed window to rear, wooden flooring, radiator, ceiling spotlights.

Bathroom

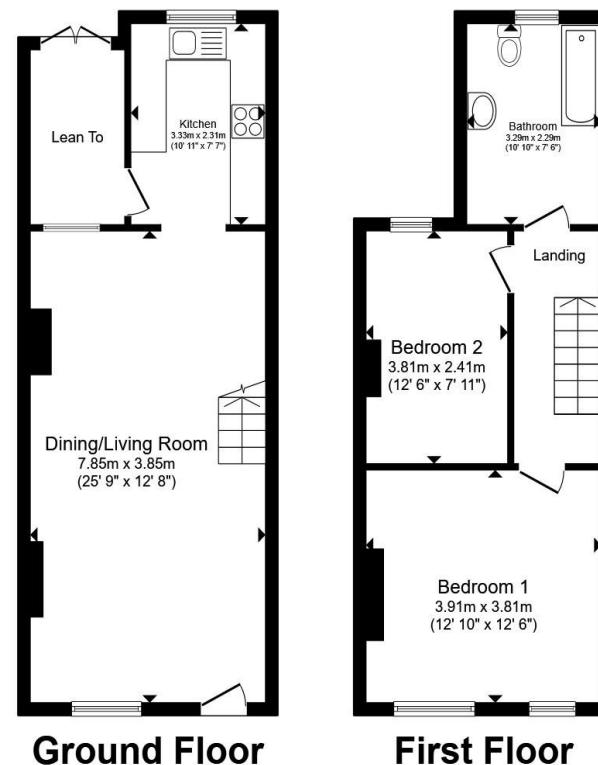
Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, fully tiled walls and floor, radiator, double glazed window to rear.

Outside

There is a courtyard area to the front of the property with pathway to entrance door.

The rear garden commences with decked covered seating area, with further gravelled area and the remainder being mainly laid to lawn, all enclosed by panel fencing, creating a lovely outside space for relaxing and entertaining. Side access gate.

There is on street parking available.



Total floor area 82.3 m² (886 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



welcome to

Greenstead Road, COLCHESTER

- Victorian End Of Terrace
- Spacious Living Accommodation
- Two Double Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- On Street Parking
- Good Access To Amenities & Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Offers In Excess Of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121151



Property Ref:
CCS121151 - 0003

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directions to this property:

Refer to map



william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk