





**Campion Road, Colchester, CO2 7RT**

william h brown

***welcome to***

## Campion Road, Colchester

NO ONWARD CHAIN. This two double bedroom semi detached house is situated on the south side of Colchester, within close proximity of local shops and amenities. Colchester town train station is also within easy reach, being around 0.7 miles away, as is the city centre.

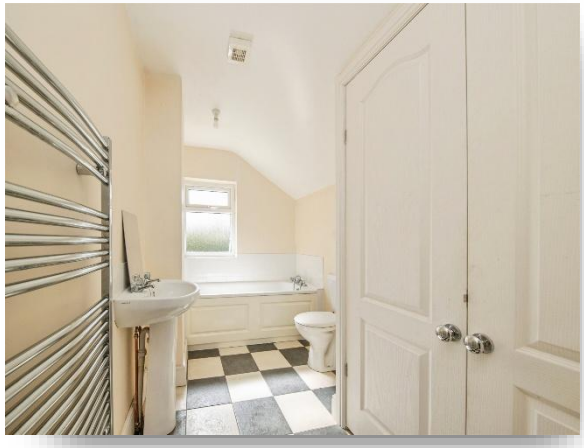












**Offered with no ongoing chain, this semi detached character home is conveniently situated for access to amenities and transport links.**

**Ground floor accommodation comprises living room, separate dining room, kitchen and shower room. The first floor offers master bedroom with en suite bathroom and second double bedroom.**

**Externally there is an enclosed rear garden.**

**Entrance Door To:**

## Living Room
12' 2" max x 10' 11" max ( 3.71m max x 3.33m max )
Upvc double glazed window to front, feature fireplace, laminate wood flooring, radiator, door to:

## Inner Lobby
Stairs to first floor, door to:

## Dining Room
11' x 10' 8" ( 3.35m x 3.25m )
Upvc double glazed window to rear, laminate wood flooring, radiator, built-in cupboard, leading to:

## Kitchen
16' 8" max x 6' 1" max ( 5.08m max x 1.85m max )
Range of modern matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashback, integrated oven and hob with extractor over, space for appliances, radiator, tiled floor, upvc double glazed window and door to side, door to:

## Shower Room
6' 11" max x 5' 9" max ( 2.11m max x 1.75m max )
White suite comprising tiled double shower cubicle, pedestal wash hand basin and low level w.c., heated towel rail, tiled floor, upvc double glazed window to rear.

**First Floor Accommodation**

## Landing
With doors to:

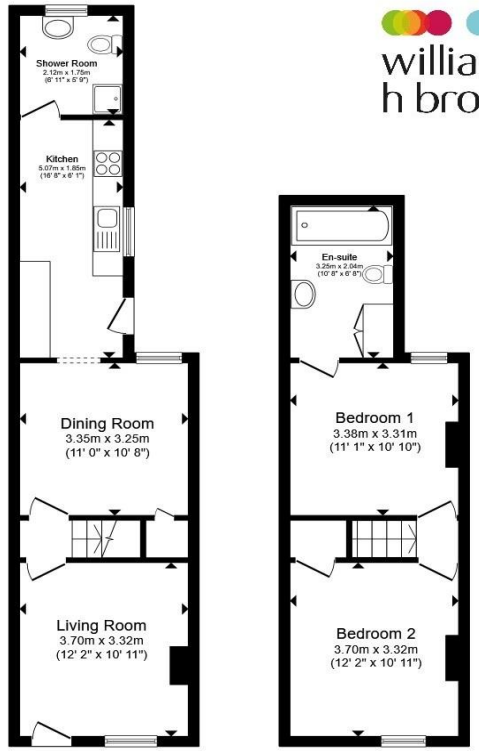
## Bedroom One
11' 1" max x 10' 10" max ( 3.38m max x 3.30m max )
Upvc double glazed window to rear, feature fireplace, radiator, door to:

## Bathroom
10' 8" max x 6' 8" max ( 3.25m max x 2.03m max )
White suite comprising panel enclosed bath, low level w.c. and pedestal wash hand basin, heated towel rail, tiled floor, upvc double glazed opaque window to rear,

## Bedroom Two
12' 2" max x 10' 11" max ( 3.71m max x 3.33m max )
Upvc double glazed window to front, feature fireplace, radiator, built-in cupboard.

## Outside
The rear garden is mainly laid to lawn, all enclosed by panel fencing.

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Total floor area 74.7 m2 (804 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

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## Campion Road, Colchester

- No Onward Chain
- Semi Detached House
- Two Reception Rooms
- Two Double Bedrooms
- Shower Room & Bathroom
- Enclosed Rear Garden
- Close To Train Station & City Centre

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

**directions to this property:**

Refer to map

Guide Price

# £200,000 - £215,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121412 - 0006

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