



Artillery Street, Colchester, CO1 2JJ

welcome to

Artillery Street, Colchester

This two double bedroom semi detached house is situated in the popular New Town area of Colchester, offering good access to local amenities and Old Heath Recreation Ground. Colchester's city centre and train station are just a short walk away, being around 0.7 miles in distance.



This semi detached house offers excellent access to shops, amenities and transport links.

Ground floor accommodation comprises entrance hall, modern ground floor bathroom, spacious lounge/diner and kitchen with stairs to the first floor. The first floor offers two good size double bedrooms, both with fitted wardrobes and one with an en suite cloakroom.

Externally the property benefits from mature rear garden and two off street parking spaces.

Entrance Door To:

Entrance Hall

Radiator, wood laminate flooring, doors to:

Lounge / Diner

Double glazed window to front, double glazed window to side, radiator, gas fireplace, wood laminate flooring.

Kitchen

Double glazed window and door to side, range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with stainless steel splashback and extractor over, integrated fridge/freezer, laminate wood flooring, ceiling spotlights, stairs to first floor.

Bathroom

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

First Floor Accommodation

Bedroom One

Double glazed window to front, double glazed window to side, radiator, carpet, built-in wardrobe, sloping ceiling.

Bedroom Two

Double glazed window to front, radiator, built-in wardrobes, pine wood flooring, sloping ceiling, door to:

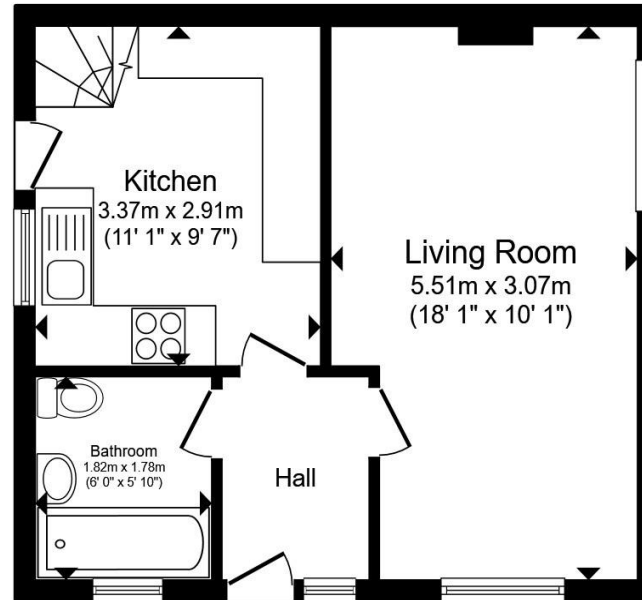
En Suite

W.C. and wall mounted wash hand basin, carpet, obscure double glazed window to side, built-in cupboard.

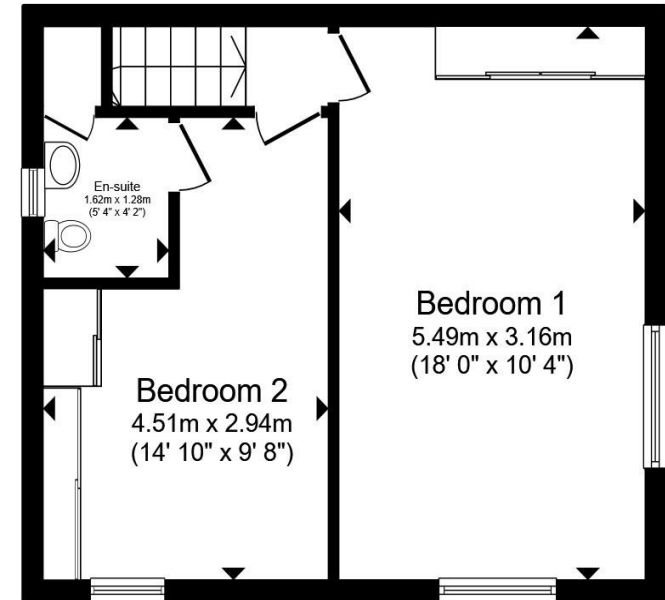
Outside

The property benefits from two off street parking spaces.

The rear garden is generous in size and comprises of patio and lawned sections, with mature shrubs trees and shed, all enclosed by panel fencing.



Ground Floor



First Floor

Total floor area 68.1 m² (733 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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welcome to

Artillery Street, Colchester

- Semi Detached House
- Spacious Living Accommodation
- Modern Ground Floor Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden
- Two Parking Spaces
- Walk To City Centre & Train Station

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£240,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121463 - 0002

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