

54a Barrington Road, Colchester, CO2 7RW



Leasehold

Guide Price

£150,000 to

£160,000 Subject to

contract

2 bedrooms
1 reception room
1 bathroom



This two bedroom ground floor maisonette has use of a communal garden and is located to the south of Colchester town close to good facilities.

Some details

General information

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Offered for sale with no ongoing chain is this two bedroom ground floor maisonette located in a converted former end terrace house with communal garden shared with one other property. The property is located within walking distance of a local primary school and close to the Old Heath Recreation Ground.

The accommodation briefly comprises a door into an entrance porch which has a tiled floor and door to the lounge with radiator, window to side and open fireplace. There is a door to inner lobby and access to the kitchen which has a range of work surfaces with cupboards and drawers under, matching eye-level units, space for a cooker, single sink and drainer unit with mixer taps, fitted cupboard, cupboard housing the boiler (not tested), part-tiled walls, tiled floor, radiator and space for a fridge/freezer. There is a door to an inner hall which has a door to the bathroom and bedroom one which has a radiator and window to side. The bathroom has panelled bath with mixer tap and shower attachment over, low level WC, wash hand basin, heated towel rail and part-tiled walls.

The inner lobby has access to a storage cupboard and a door to bedroom two which has a window to the front and radiator.

Entrance porch

3' 7" x 3' 2" (1.09m x 0.97m)

Lounge

11' 5" x 11' 2" (3.48m x 3.4m)

Kitchen

11' x 6' 8" (3.35m x 2.03m)

Inner hall

5' 5" x 2' 5" (1.65m x 0.74m)

Bedroom one

10' 9" x 10' 1" (3.28m x 3.07m)

Bathroom

8' 0" x 4' 9" (2.44m x 1.45m)

Bedroom two

11' x 10' 5" (3.35m x 3.18m)

The outside

The property stands in communal grounds with a lawned garden to the rear which is shared with the

first floor maisonette.

Where?

The property is situated to the south of Colchester's town centre within walking distance of a local primary school and providing straight forward access to the Old Heath Recreation Ground. From this location there are facilities close by including a Co-op Local and fish and chip shop whilst Colchester's town centre is within comfortable reach via frequent bus services.

Important information

Council Tax Band - A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

EPC rating - D

Our ref - JBG

Lease details

999 years lease from 1988 leaving 966 years unexpired; £50 per annum ground rent; No service charge. These charges are for the current year and maybe subject to change.

We understand it is written in to the lease that this property and the first floor maisonette share the cost of maintenance of the building and grounds 50/50 between them. We also understand that it is written into the lease that there is an obligation to maintain the communal garden.

Directions

Proceed out of Colchester along the Mersea Road turning left into Claudius Road, at the end of the road turn right into Barrington Road where the property can be seen as the last property on the left hand side.

Further information

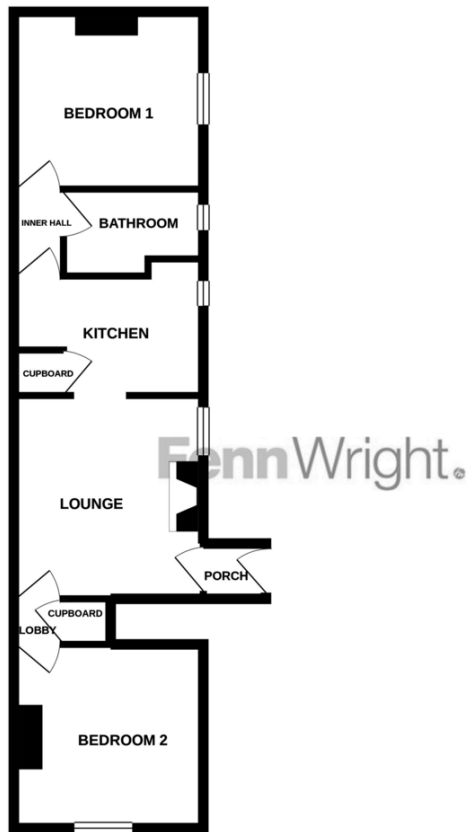
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



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