

5 Blacksmith Lane, Colchester, CO2 7NQ



**Freehold**

Asking Price Of

**£240,000**

Subject to contract

**Coach House**

2 bedrooms  
1 reception room  
1 bathroom



\*\*\*Investment Only\*\*\* A two bedroom coach house offered for sale with tenant in residence. A good investment purchase, close to Colchester town centre.

## Some details

### General information

Offered for sale as an investment opportunity is this modern two bedroom coach house style property, situated a short distance from Colchester town centre and Abbeyfields.

The property internally comprises of an entrance door leading into a lobby, with stairs rising to the first floor into the attractive open plan living room. The kitchen is fitted with a range of modern units and worksurfaces, inset sink and drainer unit, wall mounted cabinets including integrated fridge/freezer, electric oven and four ring gas hob.

There is a useful storage cupboard, open balustrade and two windows to the front. The inner lobby gives access to both double size bedrooms and the bathroom, which is fitted with a modern three piece suite.

### Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

### Kitchen area

12' 0" x 5' 7" (3.66m x 1.7m)

### Bedroom one

12' 5" x 8' 5" (3.78m x 2.57m)

### Bedroom two

11' 10" x 9' 4" (3.61m x 2.84m)

### Bathroom

### Outside

The property benefits from a covered carport with parking for one to two vehicles.

### Location

The property is situated on this modern development just a short distance from Colchester town centre offering a varied range of shopping facilities, bars and restaurants. Colchester's Abbeyfields is just a short walk away providing plenty of open space with good primary schooling nearby. Both railway stations are within easy reach offering services to London Liverpool Street.

### Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - C

Our ref - PRC

### Agents note

Photographs of the property were taken prior to current Tenancy Agreement starting.

### Directions

Proceed from the Colchester town centre along the B1022 Maldon Road, turning left into Errington Road, at the end of Errington Road turn right on to Butt Road. At the traffic light junction turn left into Circular Road West, next left again, baring right turn into Blacksmith lane where the property can be found.

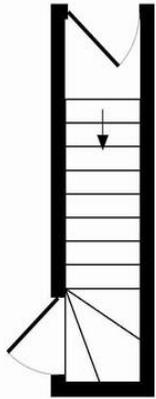
### Further information

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

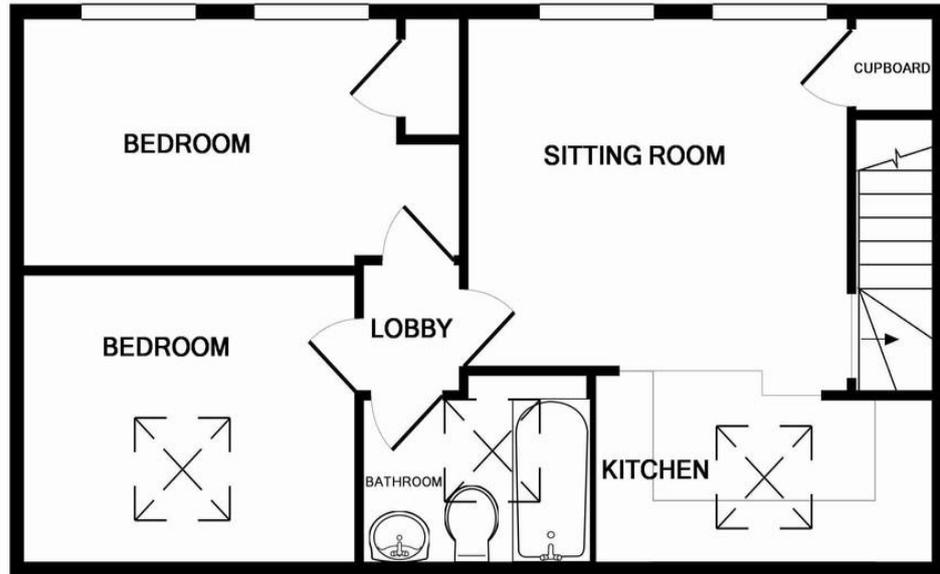
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### Viewing

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



GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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