



CANTERBURY ROAD, COLCHESTER, ESSEX, CO2

GUIDE PRICE £220,000





We are delighted to offer for sale this two-bedroom mid-terraced house situated within the popular area of New Town. This property comprises of a lounge/diner, one double bedroom, one single bedroom, family bathroom and a garden with large storage shed. Further benefitting from having easy access to local shops, local schools and within walking distance to the City Centre and Colchester Town Train Station. An early viewing is advised to appreciate the accommodation to offer.





Double glazed front door leading to porch. Glazed door to lounge/diner

LOUNGE/DINER

25' x 10' 10" (7.62m x 3.3m) The lounge/diner has a double-glazed window to front, and rear door to kitchen. Central return staircase to first floor and decorative wall lights. Two radiators and an original cast iron fireplace with tiled hearth.

KITCHEN

13' 1" x 6' 5" (3.99m x 1.96m) The kitchen has a double-glazed window to side, and a double-glazed door to rear garden. Sink unit with worktop to side. Further worktop with electric hob, oven below, and extractor fan above. Matching eyelevel units, small breakfast bar, and storage unit. There is space for a fridge-freezer and space for a washing machine. One radiator.

Return staircase to first floor landing where there is access to the loft, and doors to bedrooms 1 and 2, plus a built in storage cupboard.

BEDROOM ONE

11' 00" x 10' 5" (3.35m x 3.18m) Double glazed window to front and one radiator

BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.97m) Double glazed window to rear, one radiator and a built in storage cupboard.

BATHROOM

13' 1" x 6' 5" (3.99m x 1.96m) Shower cubicle with electric shower. Panelled bath with mixer tap shower. Pedestal wash hand basin and a low-level WC, one radiator.

GARDENS

Outside front - small walled garden.

Rear Garden being approximately 35ft. Garden is fenced and walled with gate to passage to rear of property.



