



MILITARY ROAD, COLCHESTER, ESSEX, CO1

GUIDE PRICE £160,000





We are delighted to offer for sale this modern two-bedroom first floor maisonette located close to Colchester Town Centre. This property comprises of a double bedroom, small single bedroom, lounge kitchen area, bathroom and off-road parking. Further benefitting from being close to local amenities and within walking distance to Colchester Town Train Station. The service charge, ground rent and insurance per annum is £1,560.00 and has 95 years left on the lease. An early viewing is advised to appreciate the accommodation to offer.

#### **ENTRANCE HALL**

Fitted carpet and electric wall heater.

#### **STAIRS**

Fitted carpet.

#### **LANDING**

Fitted carpet, electric wall heater, window and airing cupboard.

#### **BEDROOM ONE**

11' 6" x 7' 2" (3.51m x 2.18m) Fitted carpet, electric wall heater and double glazed window.



### BATHROOM

Vinyl flooring and full suite comprising of WC, pedestal wash hand basin and shower with bath over.

### LOUNGE/DINER

13' 3" x 8' 9" (4.04m x 2.67m) Laminate flooring, electric wall heater, double glazed window and space for tumble dryer.

### KITCHEN

10' 9" x 6' 4" (3.28m x 1.93m) Laminate flooring, window, base level units, sink with drainer, built in electric oven and hob with extractor and space for washing machine.

### STAIRS

Fitted carpet.

### BEDROOM TWO/STUDY

11' 6" x 5' 7" (3.51m x 1.7m) Fitted carpet, electric wall heater and velux window. There is restricted head room in this area as this room has been converted.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		