



KING STEPHEN ROAD, COLCHESTER, ESSEX, CO1

GUIDE PRICE £219,000





We are delighted to offer for sale this three-bedroom mid terraced house, located in the popular New Town area. The property comprises of a lounge, walk through dining room, kitchen, three good sized bedrooms and a family bathroom downstairs. Further benefitting from on road parking and an enclosed rear garden. This property is situated within walking distance to the City Centre and local amenities. An early viewing is advised to appreciate the accommodation to offer.

LOUNGE

12' 0" x 9' 10" (3.66m x 3m) UPVC double glazed window to the front, open fireplace, 1 x Radiator, fitted carpet.



DINING ROOM

11' 10" x 12' 6" (3.61m x 3.81m) UPVC double glazed window to the rear, under stairs cupboard, 1 x Radiator.



KITCHEN

6' 10" x 9' 6" (2.08m x 2.9m) UPVC double glazed windows to the rear, eye level and base units with over worktop, inset stainless steel sink, electric oven, extractor fan, tiled flooring, door to bathroom.

BATHROOM

UPVC double glazed window the rear, bath with over shower, low level wc, hand wash basin, tiled flooring, 1 x Radiator

BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m) UPVC double glazed window to the front, 1 x radiator, fitted carpet.



BEDROOM TWO

10' 0" x 9' 3" (3.05m x 2.82m) UPVC double glazed window to the rear, built in cupboard, fitted carpet, 1 x radiator.

BEDROOM THREE

12' 9" x 7' 0" (3.89m x 2.13m) UPVC double glazed window to the rear, 1 x radiator, fitted carpet.

GARDEN

Enclosed rear garden, laid to lawn.

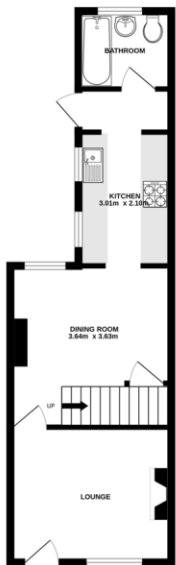


PARKING

On road parking.



GROUND FLOOR
25.8 sq.m. approx.



1ST FLOOR
29.2 sq.m. approx.



TOTAL FLOOR AREA: 64.7 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, heights and other physical attributes are approximate and to be taken as a guide only. Prospective purchasers should verify the accuracy of all measurements and particulars by their own surveyors. The services, systems and equipment shown have not been tested and no guarantee is given as to their operation or efficiency at the time.
 Made with Metaphor 12/21

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		