



PAPILLON ROAD, COLCHESTER, ESSEX, CO3

GUIDE PRICE £270,000





We are delighted to offer for sale this well presented two-bedroom end terraced house, located within walking distance to the city centre, close to local amenities and restaurants. The property comprises of a lounge, walk through dining room, kitchen, two double bedrooms and a family bathroom. Further benefitting from having gas central heating, a rear enclosed garden, permit parking for one vehicle. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Wood door into



LIVING ROOM

11' 10" x 11' 8" (3.61m x 3.56m) Window to the front, feature fireplace, 1 x radiator, fitted carpet.

DINING ROOM

11' 9" x 11' 8" (3.58m x 3.56m) Window to the rear, radiator, wooden flooring.



KITCHEN

10' 0" x 6' 9" (3.05m x 2.06m) Window to side, eye level and base units with over worktop, integrated oven and Gas hob, extractor fan, inset stainless steel sink, space for washing machine, space for Fridge/freezer, door leading to rear garden, tiled flooring.

STAIRS

Stairs leading to landing, fitted carpet.

BEDROOM ONE

10' 9" x 11' 10" (3.28m x 3.61m) Window to the front, feature fireplace, radiator, wooden flooring.



BEDROOM TWO

11' 10" x 8' 9" (3.61m x 2.67m) Window to rear, radiator, wooden flooring.

BATHROOM

9' 10" x 6' 10" (3m x 2.08m) Window to rear, bath with over shower, low level wc, hand wash basin, storage cupboard, vinyl flooring.

GARDEN

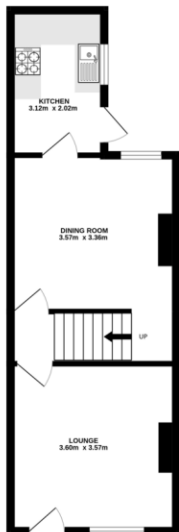
Rear enclosed garden, laid to lawn and patio area.

PARKING

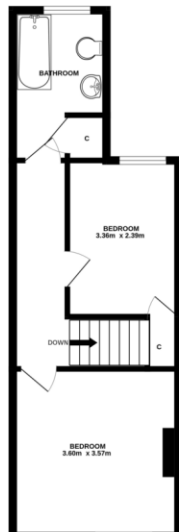
Permit parking for one Vehicle.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by prospective purchasers. The services, fixtures and appliances shown here are not tested and no guarantee as to their quantity or efficiency can be given. Made with Measure Cloud.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		