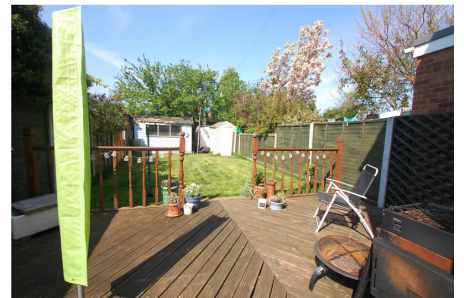
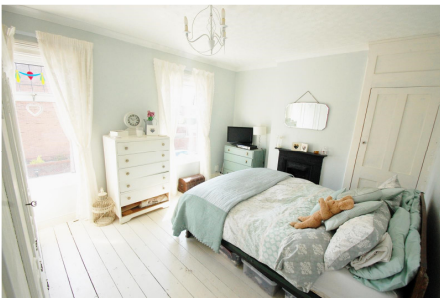


CAMPION ROAD

COLCHESTER | ESSEX | CO2 7RT



PRICE: £225,000

Telephone 01206 764444

Located within the popular New Town area of Colchester is this Victorian bay fronted semi detached house. The property is within easy reach of Colchester's town railway station with links to London Liverpool Street and benefits from a modern kitchen, lounge with separate dining room, first floor family bathroom and three bedrooms. There is a good size rear garden and an internal viewing is highly recommended. EPC: E (ID: 399633)

- Three Bedrooms
- Double Glazed Throughout
- Easy Access To Colchester Town Station
- Modern Kitchen
- Victorian Bay Fronted Semi Detached
- Separate Lounge And Dining Room

Accommodation With Approximate Room Sizes:

Partly glazed entrance door leading into:

Entrance Hall

Radiator, stairs to first floor. Doors off to:

Dining Room 12'8" into bay x 10'3" narrowing to 9'5"

Double glazed window to front, radiator.

Lounge 12'4" x 11'4" narrowing to 10'6"

Double glazed window to rear, radiator.

Kitchen 13'7" x 7'7"

Fitted with a range of eye and base level units with roll top work surfaces, space for appliances, one and a half bowl sink and drainer unit, tiled walls, door leading to the rear garden, double glazed window to side and rear, radiator.

First Floor Landing

Storage cupboard, access to loft. Doors off to:

Bedroom One 14'5" x 10'9"

Two double glazed windows to front, radiator, original fireplace, storage cupboard.

Bedroom Two 13'7" x 8'2" narrowing to 7'4"

Double glazed window to rear, radiator, original fireplace.

Bedroom Three 9'3" x 5'8"

Double glazed window to rear, radiator.

Family Bathroom

Three piece suite comprising panelled bath, hand basin, low level W.C., storage cupboard, double glazed window to front, radiator.

Outside Rear

The rear garden has a decked area, the remainder is predominately laid to lawn and enclosed by panelled fencing. There are three storage sheds and a side gate to the front.