



## Colchester Terrace, High Barnes, SR4 7RY

**Offers In The Region Of  
£110,000**

### DEVELOPMENT OPPORTUNITY

Available with immediate vacant possession this substantial 3 bedroom end terraced family home which is priced to reflect the need for a scheme of refurbishment to include some damp proofing works, re-pointing, and decoration throughout.

This large end of terrace house offers fantastic development potential for a motivated buyer.

We anticipate that it may be suitable for conversion into two flats (subject to obtaining the necessary consents).

The accommodation comprises; spacious feature reception hall, 2 magnificent reception rooms, large family kitchen, utility room, at first floor there are 3 double bedrooms and house bathroom.



# Colchester Terrace, Sunderland, SR4 7RY

**Entrance Vestibule**

**Entrance Hall**

**Lounge**

16'1" x 12'6" (4.89m x 3.81m)



Bay window

**Dining Room**

17'5" x 12'6" (5.32m x 3.81m)



**Kitchen**

17'5" x 10'4" (5.31m x 3.14m)



Range of fitted base & eye level units, contrasting worktops.

**Utility**

7'0" x 9'0" (2.14m x 2.75m)

Access to rear enclosed yard

**First Floor**

Landing

**Bedroom**

14'5" x 10'9" (4.40m x 3.27m)



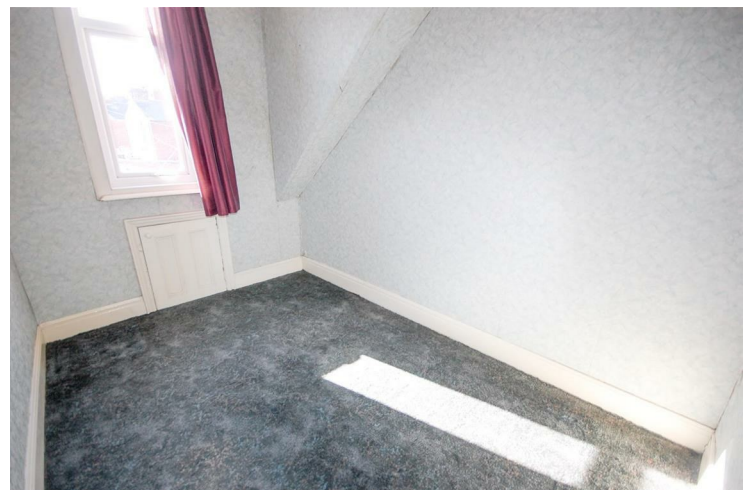
**Bedroom**

17'7" x 12'6" (5.37m x 3.81m)



**Bedroom**

10'8" x 7'4" (3.26m x 2.24m)



# Colchester Terrace, Sunderland, SR4 7RY

## Bathroom

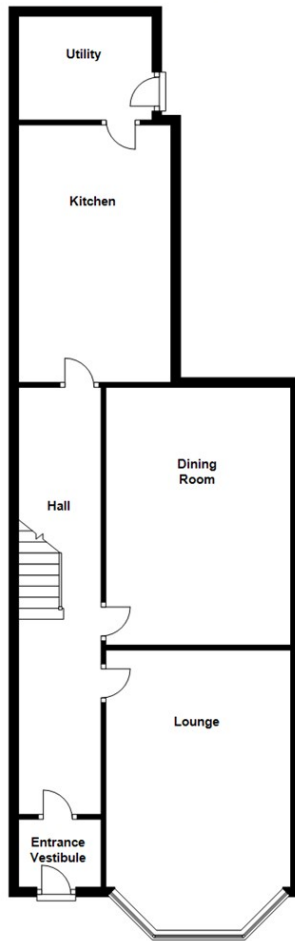


## Externally

Front forecourt, large rear yard providing off street parking, accessed by electric roller door.

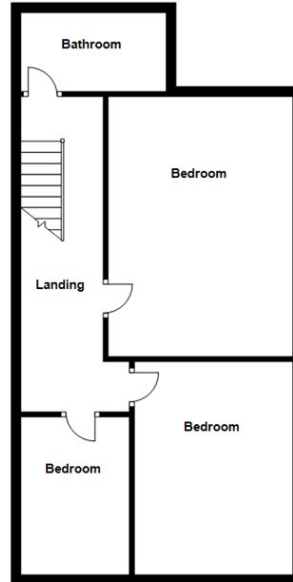
**Ground Floor**

Approx. 81.7 sq. metres (879.8 sq. feet)



**First Floor**

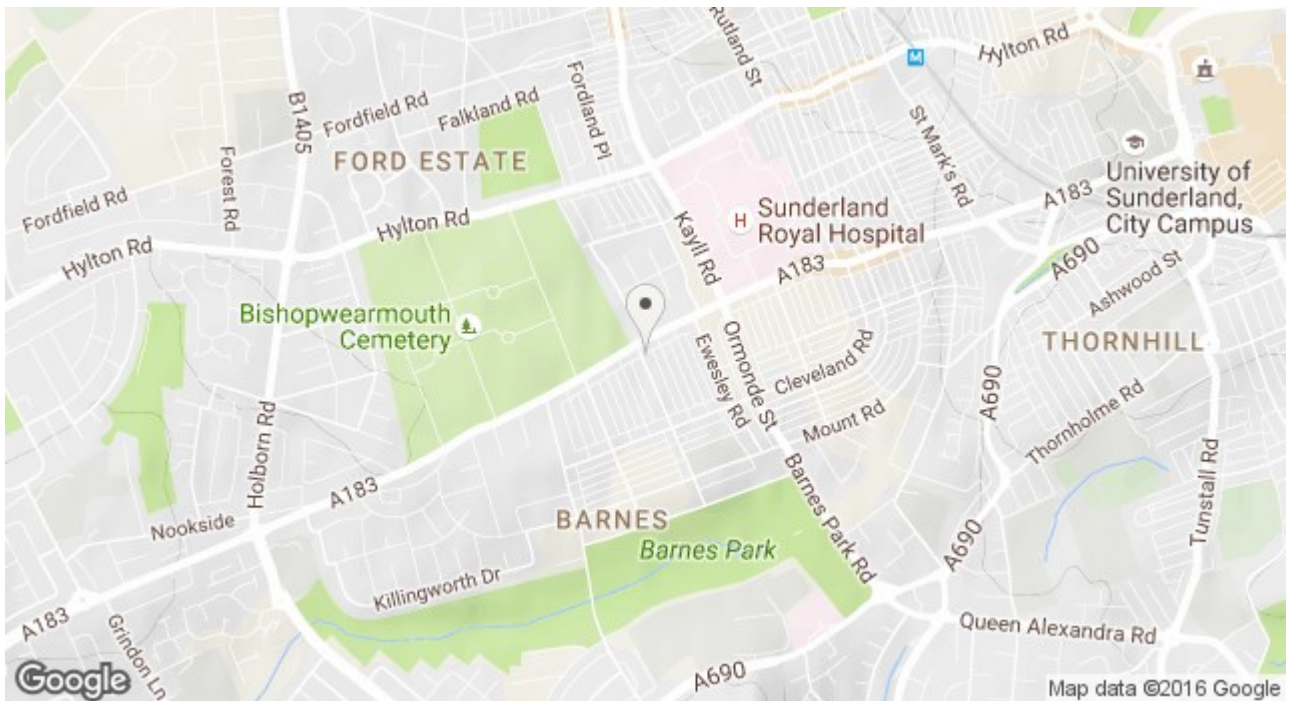
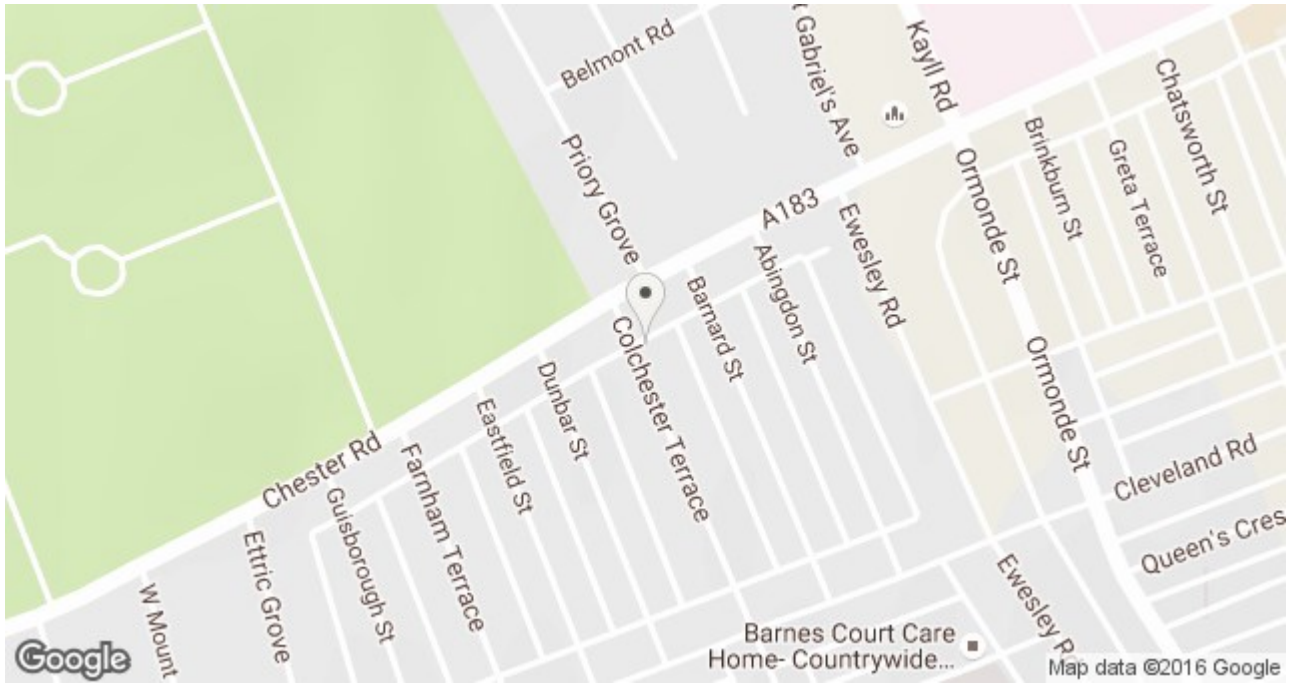
Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 142.3 sq. metres (1531.3 sq. feet)



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	