



- Beautifully Presented Period Terraced Home
- Two/Three Bedrooms
- Two Reception Room Both With Feature Fireplaces
- Charm And Character Throughout To Include Original Floor Boards
- Ground Floor Bathroom With Under Floor Heating
- Modern Kitchen With Fitted Units & Appliances
- Private Garden

**44 Canterbury Road, Colchester, Essex.  
CO2 7RU.**

GUIDE PRICE £225,000 - £230,000 A fine example of an exceptionally well presented period two/three bedroom terraced home residing in the highly popular area of New Town with its excellent access to the Town Centre, Colchester Train Station and local good schooling. Having been upgraded and restored by the current owners this beautiful home offers a wealth of character throughout with stunning stripped wood floorboards and feature fireplaces.



# Property Details.

## Ground Floor

### Dining Room



11' 1" x 10' 11" (3.38m x 3.33m) With double glazed window to front, radiator, original wood floorboards, feature gas fireplace.

### Living Room



13' 7" x 10' 11" (4.14m x 3.33m) With double glazed window to rear, radiator, original wood floorboards, feature fireplace, stairs to first floor, open to kitchen.

### Kitchen



10' 11" x 6' 2" (3.33m x 1.88m) with double glazed window to side and door to garden, quarry tiled flooring, a range of matching eye level and base units with drawers and worktops over, integrated fridge/freezer, dishwasher, tuck and slide electric oven, gas hob with extractor hood over, inset sink and drainer, door to;

### Bathroom



With double glazed obscure window to side, Victorian feature radiator, low level WC, wash hand basin, bath with shower over.

Utility Cupboard with space and plumbing for washing machine and tumble dryer.

# Property Details.

## First Floor

### Half Landing

With doors to;

### Bedroom One



11' 1" x 10' 9" (3.38m x 3.28m) With double glazed window to rear, wooden floorboards, radiator, door to bedroom three.

### Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m) With double glazed window to front, radiator, feature fireplace.

### Bedroom Three



11' 0" x 6' 2" (3.35m x 1.88m) With double glazed window to rear and radiator.

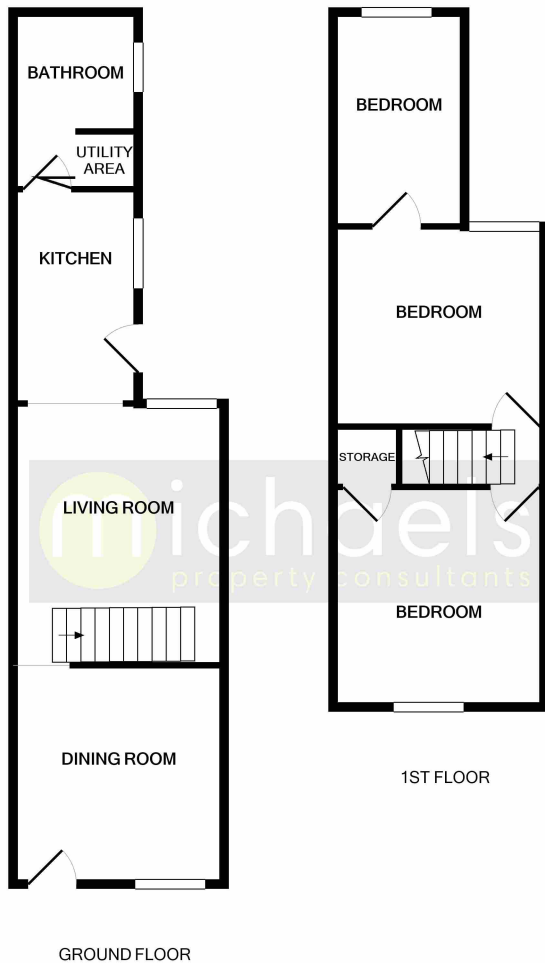
## Outside



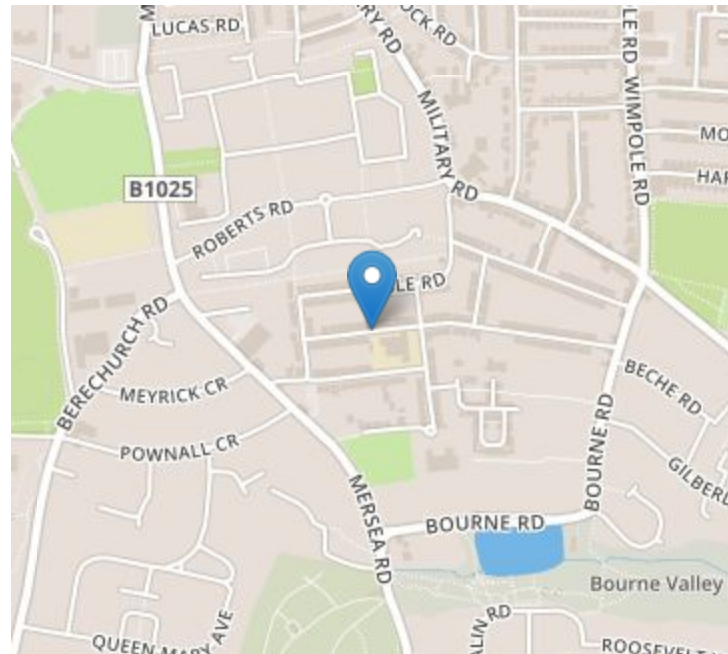
Externally, there is a generous rear garden that has been landscaped and offers a decking area, ideal for outdoor dining. There is also a garden shed to remain. The front garden is enclosed by brick walling, wrought iron railings and gate with mosaic tiling.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.