



- Superb First Time Buy
- Beautifully Presented Throughout
- Terraced Home
- Two Double Bedrooms
- Generous Living/Dining Room
- Ground Floor Cloak Room & First Floor Family Bathroom
- Sizeable Rear Garden
- Two Parking Spaces
- Must Be Viewed To Be Appreciated

69 Kensington Road, Colchester, Essex. CO2 7FF.

A superb opportunity for a first time buyer to purchase this beautifully presented two double bedroom terraced house, located within walking distance to Colchester Town Centre, Train Station, Abbey Fields and also sits within the very favourable Hamilton Primary School catchment. Offered to the market in good condition and an ideal first time purchase this brilliant home offers a sizeable entrance hall, modern fitted kitchen, ground floor cloakroom and a generous open plan lounge/diner with French doors leading to the generous rear garden. The first floor boasts two double bedrooms and a well presented family bathroom.



Property Details.

Ground Floor

Entrance Hall

Door to WC, stairs rising to first floor, Open to kitchen;

Kitchen



10' 7" x 8' 11" (3.23m x 2.72m) With UPVC window to front, range of base and eye level units with work surface over, space for kitchen appliances, inset sink and drainer, Amtico flooring.

WC

With close coupled WC, pedestal wash hand basin, radiator

Open Lounge/Diner



14' 4" x 12' 1" (4.37m x 3.68m) With French doors to rear garden, under stairs storage cupboard, TV and broadband points, radiator.

First Floor

Landing

With loft access, doors to;

Bedroom One



12' 1" x 8' 0" (3.68m x 2.44m) With two UPVC double glazed windows to rear, radiator.

Property Details.

Bedroom Two



11' 5" x 8' 8" (3.48m x 2.64m) With two UPVC double glazed windows to rear, radiator.

Bathroom



Close coupled WC, vanity wash hand basin, panel bath with mixer taps and shower over, tiled walls, radiator.

Outside

Rear Garden



The generous rear garden, comprises of a patio area, garden tap, landscaped lawn area, garden shed to remain, enclosed by panel fencing with gated rear access.

Parking



Two Allocated Parking Spaces. (spaces 471)

Agents Note

Please note the property has an estate management charge payable of £11.40pm per month.

