



- Charming Victorian Terrace Home
- Two Well Proportioned Bedrooms
- Two Reception Rooms
- Feature Fireplace To Reception Room
- Grey Tone Fitted Kitchen With Space For Appliances
- En-Suite Bathroom To Master Bedroom
- Ground Floor Family Bathroom Suite
- Low Maintenance Courtyard Garden
- Close To Colchester's Town Centre, Hythe Station & University Of Essex

## 4 Greenstead Road, Colchester, Essex. CO1 2TA.

A charming two bedroom Victorian terrace home, positioned in Central Colchester & within moments of Colchester's vibrant Town Centre, Hythe Station (offering links to London Liverpool street Station), University Of Essex, Tesco Superstore and an array of excellent amenities. Making the ideal first time purchase or investment, accommodation is evenly distributed across two floors, with the ground floor accommodation comprising of two spacious reception rooms, grey tone fitted kitchen with space for appliances and a ground floor shower room. The ground floor shower room forms part of an extension, a new addition within the last year. Having been improved and redesigned by the current owner, the first floor accommodation now houses an en-suite bathroom to the principle bedroom and generously sized second bedroom.



# Property Details.

## Ground Floor

### Dining Room



UPVC entrance door and UPVC window to front aspect, radiator, feature fire place, further door to:

### Living Room



11' 2" x 10' 9" (3.40m x 3.28m) UPVC window to rear aspect, feature fire place, radiator, under stairs storage cupboard, further door to:

## Kitchen



9' 9" x 5' 8" (2.97m x 1.73m) Range of base and eye level units with work surfaces over, inset stainless steel sink, drainer and taps over, tiled wall, space for appliances, UPVC window to side aspect, inset spotlights, UPVC door to garden, further door to:

## Ground Floor Shower Room



Enclosed glass panel shower cubicle, vanity wash hand basin, low level W.C, tiled flooring, extractor fan, radiator, inset spotlights, Velux window

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

# Property Details.

## Principle Bedroom



11' 3" x 10' 9" (3.43m x 3.28m) UPVC window to rear aspect, inset storage cupboard, feature fire place, radiator, further door to:

## En-Suite Bathroom



Low level W.C, enclose bah with shower attachment over, radiator, airing cupboard, partly tiled walls, obscured UPVC window to rear aspect

## Bedroom Two



10' 9" x 10' 7" (3.28m x 3.23m) UPVC window to front aspect, radiator, inset storage cupboard, original fire place, loft hatch above

## Garden & Outside



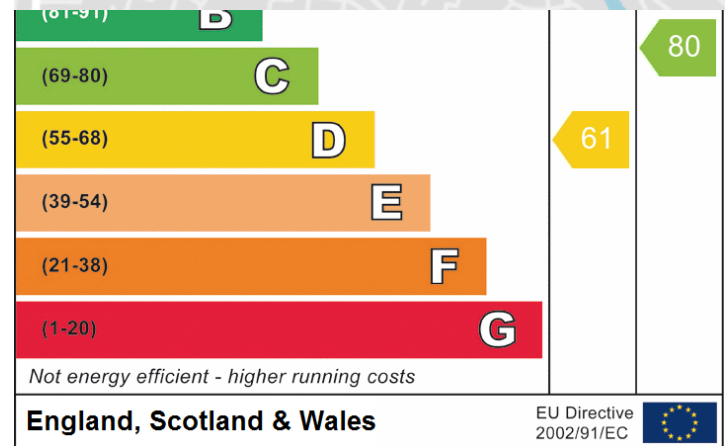
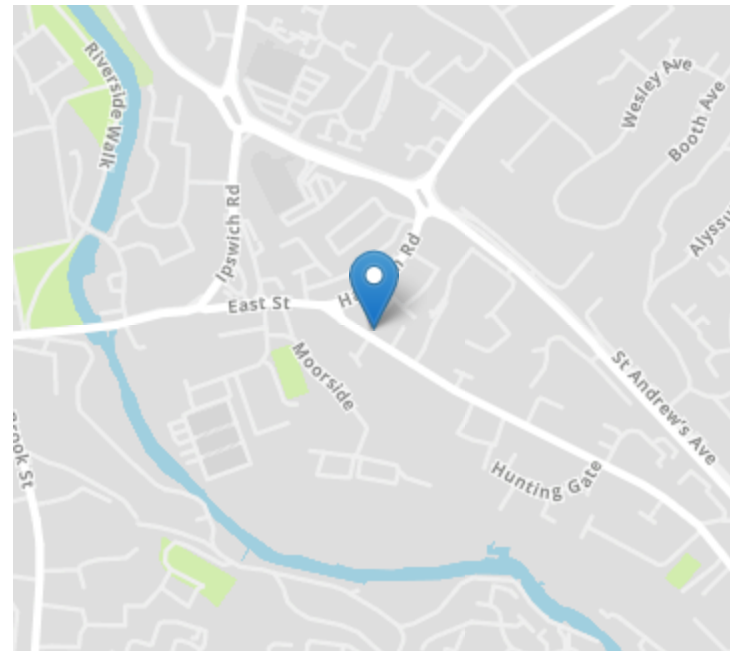
This property benefits from a recently landscaped rear garden, housing a raised patio and enclosed by panel fencing. The raised patio area would make the ideal al-fresco dining area. A secure gate provides access to the rear. Parking is accessible on road for residents and guests alike.

# Property Details.

## Floorplans



## Location



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.