



- Guide Price £260,000 - £270,000
- An Ideal First Time Buy
- Located Close To The Town Centre And Train Station
- Three Bedrooms
- Sizeable Lounge/Diner
- Modern Kitchen & Bathroom
- Private Rear Garden
- Allocated Parking Located To The Rear

40 Sergeant Street, Colchester, Essex. CO2 7GR.

GUIDE PRICE £260,000 - £270,000 Presented to the market in excellent condition is this well proportioned and modern three bedroom terraced home, conveniently located in a popular location close to local amenities, The Town Centre with its vast array of popular restaurants and shops, as well as the Colchester Train Station with links to London Liverpool Street.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With radiator, stairs rising to first floor and doors to;

Kitchen



10' 11" x 8' 11" (3.33m x 2.72m) With double glazed sash window to front, radiator, a range of matching eye level and base units with drawers and worktops and upstand, gas hob with extractor hood over, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher.

WC

With close coupled WC, wash hand basin, radiator.

Lounge/Diner



17' 8" x 12' 6" (5.38m x 3.81 m) With double glazed sash window to rear, double glazed French doors to rear, radiator, TV point.

First Floor

Landing

With loft access and doors to;

Bedroom One

14' 8" x 10' 11" (4.47m x 3.33m) With double glazed sash window to front, radiator.

Bedroom Two



11' 5" x 10' 2" (3.48m x 3.10m) With double glazed sash window to rear, radiator.

Property Details.

Bedroom Three



9' 4" x 6' 7" (2.84m x 2.01m) With double glazed sash window to front, radiator.

Bathroom



With double glazed obscure sash window to rear, radiator, close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls.

Outside

Rear Garden



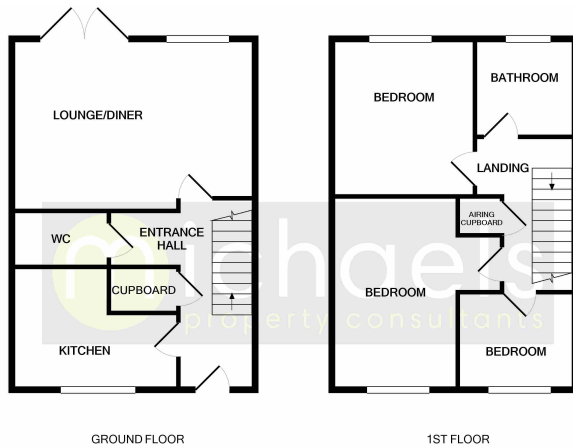
Enclosed by panel fencing with gated rear access, patio area and lawn, garden shed to remain.

Allocated Parking

One allocated parking space located to the rear of the property with further parking available on street.

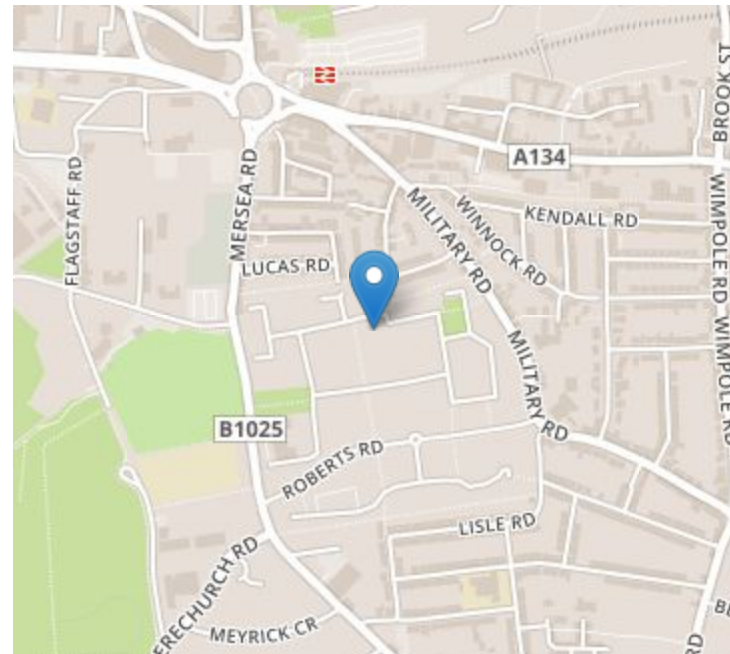
Property Details.

Floorplans

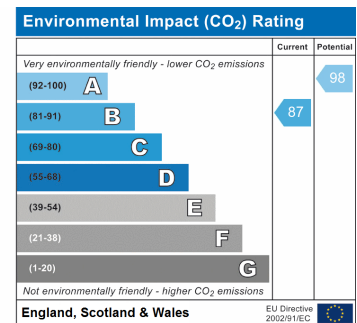
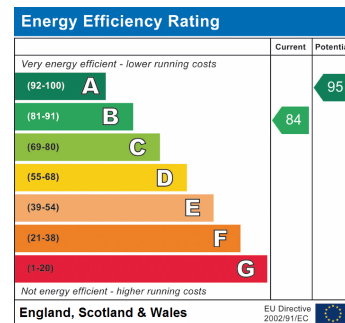


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.