



- Extended & Improved Two Bedroom Terraced Home
- Central Colchester Position - Close To Amenities & Transport Links
- Well Proportioned Living/Dining Room
- Kitchen-Diner With Space For Appliances
- Two Excellent Double Bedrooms
- First Floor Family Bathroom
- Mature & Private Enclosed Rear Garden
- On Street Parking
- Ideal First Home

10 Simons Lane, Colchester, Essex. CO1 2LH.

****Guide Price £230,000 - £240,000**** Charming 2-Bedroom Victorian Terrace – Simons Lane, CO1, Central Colchester. Located in the heart of Colchester on Simons Lane, this beautifully presented two-bedroom Victorian terrace blends period character with modern comfort. Benefitting from a historic double story extension to the rear, this home offers enhanced living and bedroom space and has been considerably improved and decorated to a high standard by the current owner. Features include an entrance porch with internal glazed door, exposed brickwork and timber details, and a stylish open-plan living/dining room and kitchen area. The modern kitchen-diner provides space for appliances and opens onto the rear garden. Upstairs, there are two excellent double bedrooms and a smart, tiled family bathroom.



Property Details.

Ground Floor

Entrance Porch

Living Room



12' 1" x 12' 2" (3.68m x 3.71m)

Dining Room



8' 6" x 12' 2" (2.59m x 3.71m)

Kitchen-Diner



12' 9" x 10' 6" (3.89m x 3.20m)

First Floor

Landing

Bedroom One



12' 1" x 12' 2" (3.68m x 3.71m)

Property Details.

Bedroom Two



12' 9" x 10' 6" (3.89m x 3.20m)

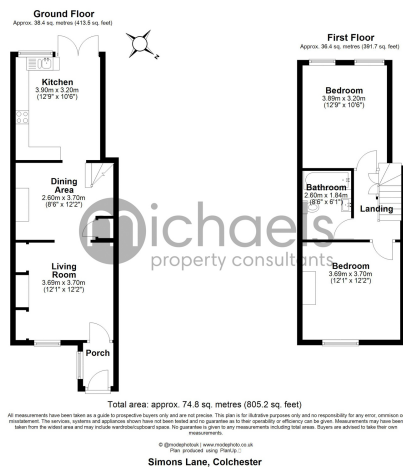
Bathroom



8' 6" x 6' 1" (2.59m x 1.85m)

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.