



- Outstanding Two Bedroom Semi Detached Home
- Highly Sought after Location
- Packed With Period Charm
- Much Improved Upon
- Entrance Hall
- Two Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Fabulous First Floor Bathroom

11 New Town Road, Colchester, Essex. CO1 2DH.

This outstanding, two bedroom bay fronted Victorian semi detached property resides in a prime location, in arguably one of the most sought after roads in New Town - Within close proximity of the Town Centre and Station. The property has been beautifully improved upon in recent years, creating the perfect combination of period charm and stylish modern living, with spacious accommodation throughout. Highlights of this exceptional home include an entrance hall which opens to two generous reception rooms, a modern fitted kitchen, two sizeable double bedrooms and a fabulous first floor bathroom - accessed independently from the landing.



Property Details.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor, stripped wooden floor boards, radiator, door to:

Living Room



12' 6" x 10' 4" (3.81m x 3.15m) UPVC bay window to front, feature fire place, radiator.

Dining Room



11' 2" x 10' 9" (3.40m x 3.28m) UPVC window to rear, built in storage cupboards, under stairs cupboard and shelves, stripped wooden floor boards, radiator.

Kitchen



9' 3" x 7' 2" (2.82m x 2.18m) UPVC window to side and door to garden, range of base and eye level units with work surface over, integrated dishwasher, plumbing for washing machine, electric oven, four ring gas hob with stainless steel extractor hood over, space for fridge/freezer, inset sink unit with tap and drainer, wall mounted boiler.

First Floor

Landing

Loft access, airing cupboard.

Bedroom One



13' 8" x 10' 6" (4.17m x 3.20m) Two UPVC windows to front, stripped wooden floor boards, radiator.

Property Details.

Bedroom Two



11' 3" x 8' 3" (3.43m x 2.51 m) UPVC window to rear, radiator.

Bathroom



UPVC frosted window to rear, low level WC, pedestal wash hand basin, Jacuzzi jet bath with mixer tap, shower cubicle, part tiled walls, chrome heated towel rail.

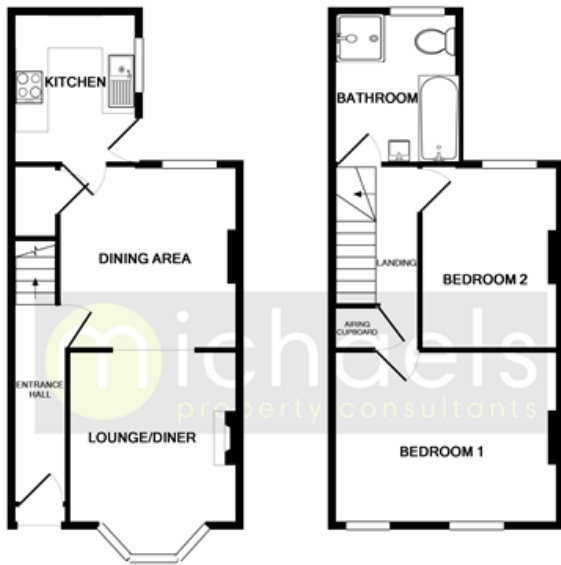
Rear Garden



The rear garden comprises of a generous patio area, fully landscaped lawn with shrubs and flower beds, garden shed, garden tap, gated side access and fully enclosed by panel fencing.

Property Details.

Floorplans



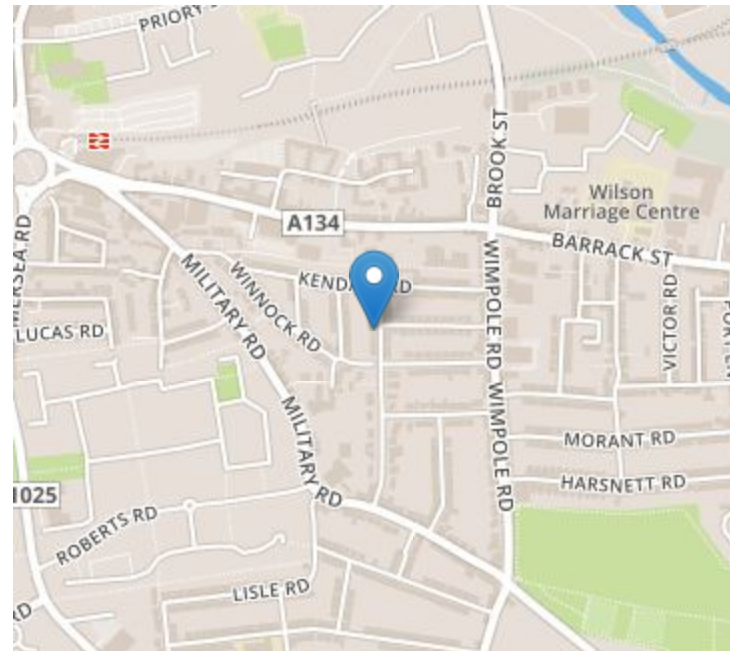
GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

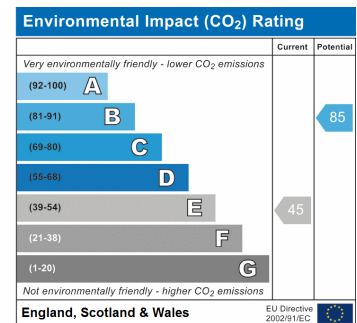
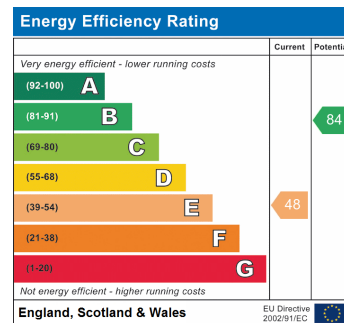
TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

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.