



- Victorian Terraced House
- Two Double Bedrooms
- Living Room & Sitting Room
- Kitchen/Dining Room
- First Floor Bathroom
- Generous Rear Garden

**206 Old Heath Road, Colchester, Essex.
CO2 8AU.**

An excellent opportunity for a first time buyer or investor to purchase this spacious two double bedroom Victorian terraced house, situated to the south of Colchester with excellent transport links to the town centre and a wide range of good local amenities and schooling. A superb first time purchase this home offers generous living accommodation throughout and a large rear garden. The internal accommodation consists of a sitting room, a further living room, a fitted kitchen and a dining room with French doors providing access to the garden on the ground floor. To the first floor, there is two double bedrooms and a three piece family bathroom suite.



Property Details.

Ground Floor

Sitting Room



11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to front, fireplace, radiator, exposed wooden floorboards.

Living Room



14' 01" x 11' 11" (4.29m x 3.63m) Double glazed window to rear, fireplace, exposed floorboards.

Kitchen



8' 01" x 7' 05" (2.46m x 2.26m) Double glazed window to side, wall and base level units, sink and drainer with mixer tap over, space for fridge/freezer, washing machine and dishwasher, part tiled walls, vinyl flooring.

Dining Room



16' 03" x 7' 03" (4.95m x 2.21m) Two double glazed windows to side, French doors, radiator, vinyl flooring.

First Floor

Landing

Loft access, doors leading to;

Property Details.

Bedroom One



11' 11" x 11' 0" (3.63m x 3.35m) Double glazed window to front, built in wardrobe, radiator, exposed wooden floorboards.

Bedroom Two



11' 02" x 9' 01" (3.40m x 2.77m) Double glazed window to rear, radiator.

Bathroom



Double glazed window to rear, low level WC, wash hand basin, bath with shower over, radiator, part tiled walls, laminate flooring.

Outside

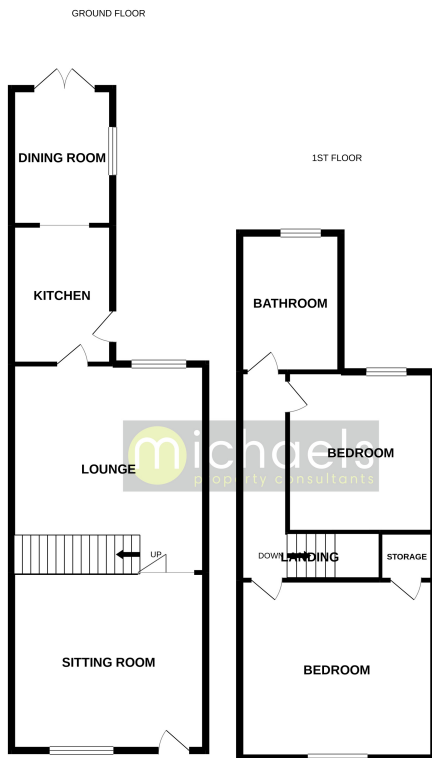
Rear Garden



To the rear there is a generous rear garden which is enclosed by panel fencing with a patio area, lawn and a garden shed.

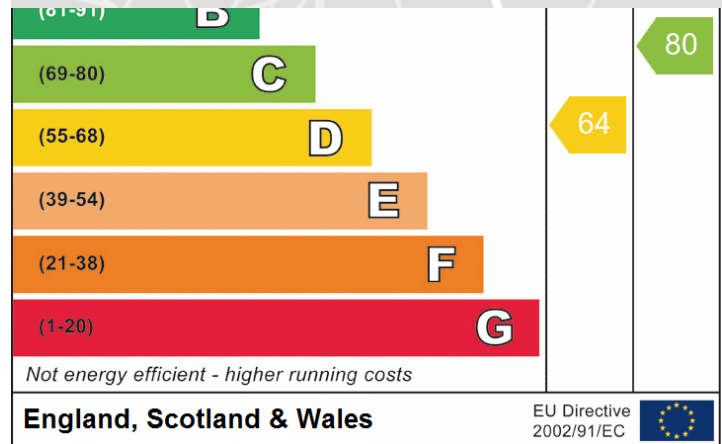
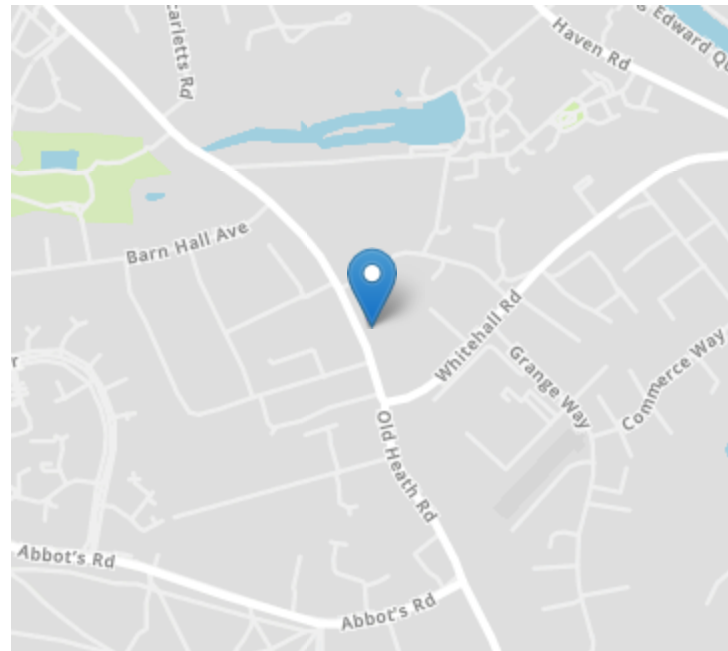
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the 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



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.