



michaels
property consultants

- An Excellent Two Bedroom Middle Terrace Home
- Easy Access To City Centre & Close To An Array Of Useful Shops, Amenities & Transport Links
- First Time Buyers
- Two Double Bedrooms
- First Floor Bathroom Suite
- Downstairs Cloakroom
- Modern Kitchen
- Living/Dining Room
- Private & Enclosed South Facing Rear Garden, Benefitting From Garden Shed & Rear Access
- Garage

111 Kensington Road, Colchester, Essex. CO2 7FF.

****Guide Price £260,000 - £270,000**** Located on Kensington Road in central Colchester (CO2), this well-presented two-bedroom mid-terrace home is ideally positioned just a short distance from the city centre. It offers convenient access to a variety of shops, local amenities, transport links, and the picturesque Abbey Fields, making it a great choice for first-time buyers or those looking for a well-connected home. The accommodation comprises an entrance hall with a downstairs cloakroom, a modern fitted kitchen, and a spacious living/dining room with patio doors opening onto a private and enclosed rear garden. On the first floor, there are two excellent double bedrooms and a well-appointed bathroom.



Call to view 01206 576999



michaels

Property Details.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen



10' 10" x 5' 3" (3.30m x 1.60m)

Living/Dining Room



14' 1" x 12' 2" (4.29m x 3.71m)

First Floor

Landing

Master Bedroom



12' 2" x 8' 4" (3.71m x 2.54m)

Bedroom Two



12' 2" x 8' 10" (3.71m x 2.69m)

Property Details.

Bathroom



7' 10" x 5' 7" (2.39m x 1.70m)

Garage



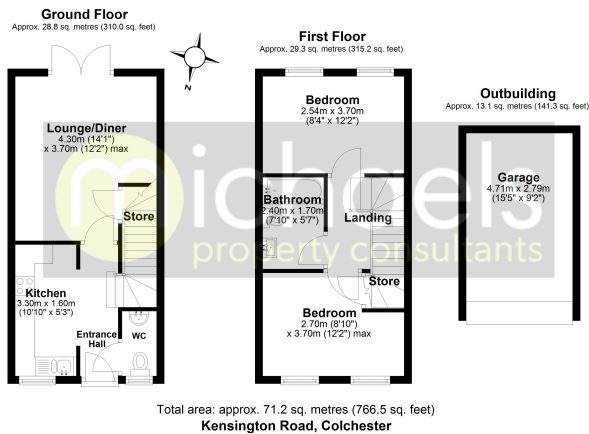
15' 5" x 9' 2" (4.70m x 2.79m)

Additional Information

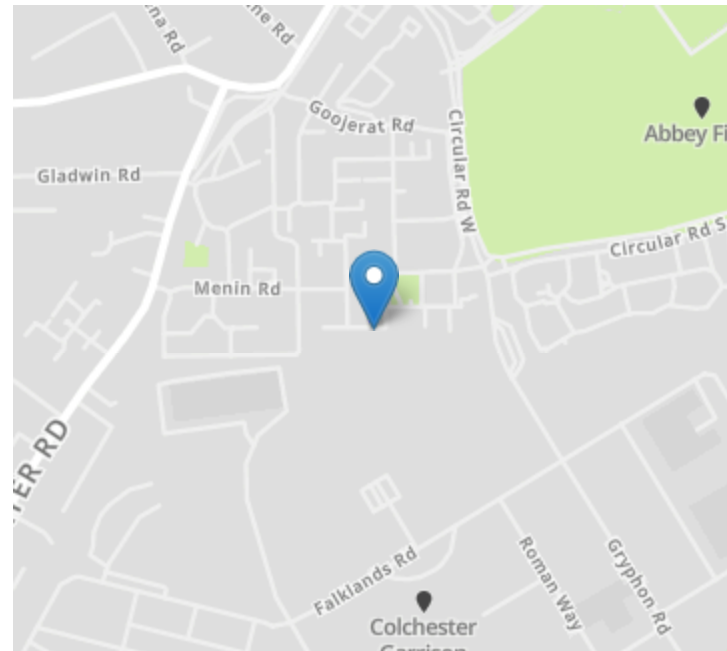
Please note, there is an annual estate charge of approximately £120. The house is offered on a freehold basis, while the garage is leasehold. All interested parties are advised to confirm the full legal details and any applicable charges with their appointed conveyancer.

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.