



- Two Bedroom Terrace Home
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Living Room
- Kitchen With Space For Appliances
- Benefit Of Conservatory
- Master Bedroom Enjoys Mirror Front Wardrobes
- Private & Enclosed Garden
- Off Road Parking
- No Chain

## 16 Maypole Green Road, Colchester, Essex. CO2 9NX.

Two Bedroom Terrace House – Ideal First Home – Maypole Green Road, Colchester, CO2 – An exciting opportunity to acquire this well-presented two-bedroom terraced home, ideally located to the south of Colchester. Offered with no onward chain, the property is ready for immediate occupation. The accommodation comprises an entrance porch, a comfortable living room with stairs to the first floor, and a fitted kitchen with space for appliances. The property further benefits from a conservatory providing additional living space. Upstairs offers a master bedroom with mirrored front wardrobes, a further bedroom, and a family bathroom. Externally, there is an enclosed rear garden featuring artificial lawn, a garden shed, and panel fencing. Off-road parking is available to the front via a private driveway.



# Property Details.

## Ground Floor

### Entrance Porch

### Living Room



### Kitchen/Dining Room



### Conservatory



## First Floor

### Landing

### Master Bedroom



# Property Details.

## Bathroom



6' 10" x 6' 5" (2.08m x 1.96m)

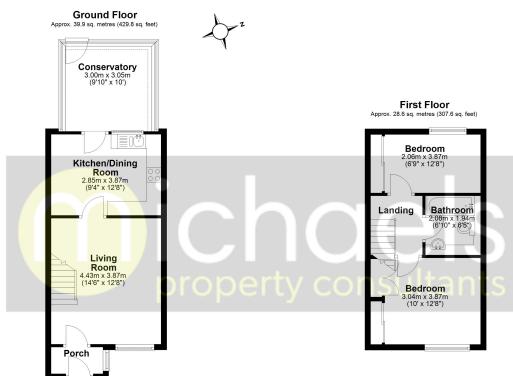
## Bedroom Two



12' 8" x 6' 9" (3.86m x 2.06m)

# Property Details.

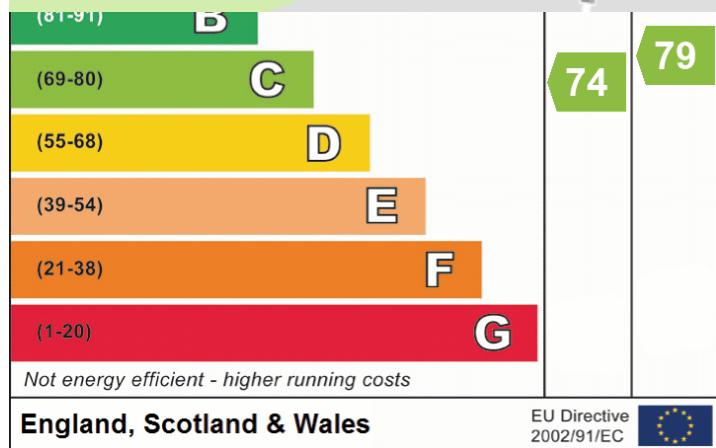
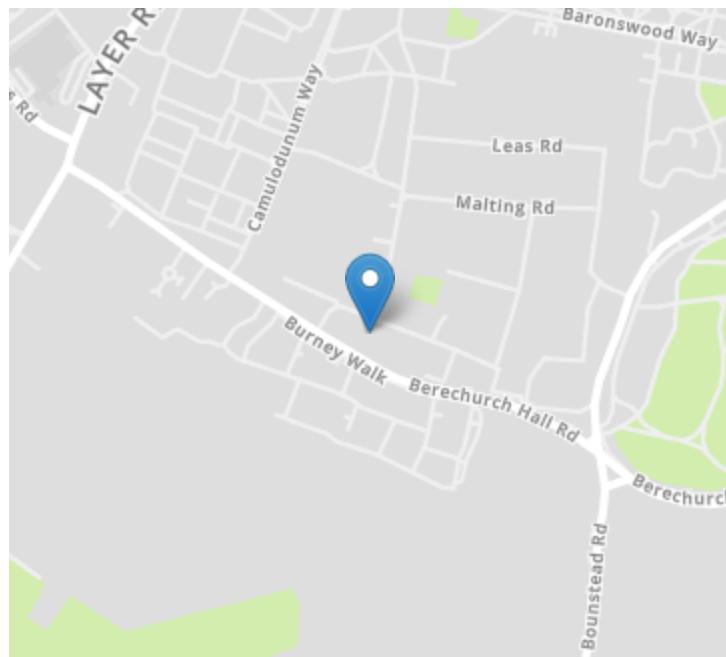
## Floorplans



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or inaccuracy can be accepted. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given. Measurements may have been taken from the external area of the property. Prospective buyers are advised to make their own measurements. Buyers are advised to take their own measurements.

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Maypole Green Road, Colchester

## 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.

