



- Within Close Proximity Of Primary Schooling
- Tastefully Decorated & Well Presented Throughout
- Open Plan Kitchen/Dining Area
- Large & Attractive Garden
- Ground Floor Bathroom
- Popular South Colchester Position
- Ideal First Purchase or Investment Opportunity
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Within Close Proximity To The Village Of Rowhedge

7 Fingringhoe Road, Colchester, Colchester, Essex. CO2 8EA.

****GUIDE PRICE £250,000-£260,000**** This spacious and deceptively large two-bedroom mid-terraced property is located to the south of Colchester and would make an ideal first-time purchase. It is also well-suited for working professionals seeking a balance of practicality and comfort. This charming home offers a blend of space and modern features throughout, including a generous living and dining area, a modern kitchen with space for a dining table, and an attractive rear garden. The property has been tastefully decorated and well-maintained by its current owners.



Property Details.

Ground Floor

Living Room



11' 11" x 11' 1" (3.63m x 3.38m)

Dining Room



11' 11" x 10' 11" (3.63m x 3.33m)

Kitchen



15' 3" x 11' 11" (4.65m x 3.63m)

Bathroom



12' 4" x 7' 2" (3.76m x 2.18m)

Property Details.

First Floor

Bedroom One



12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Two



10' 11" x 9' 4" (3.33m x 2.84m)

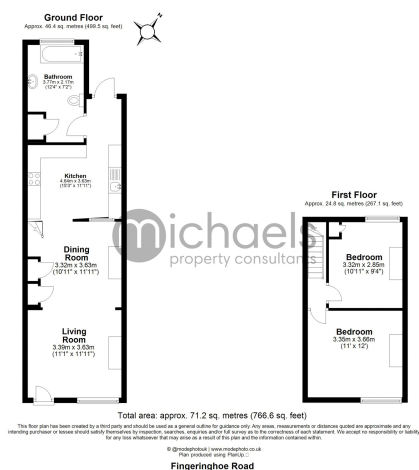
Outside



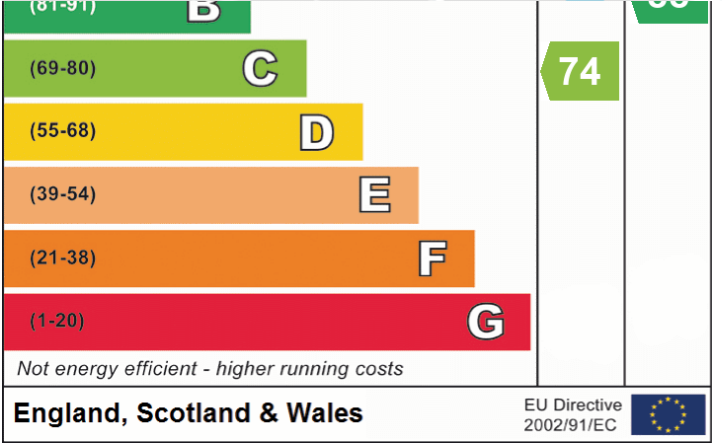
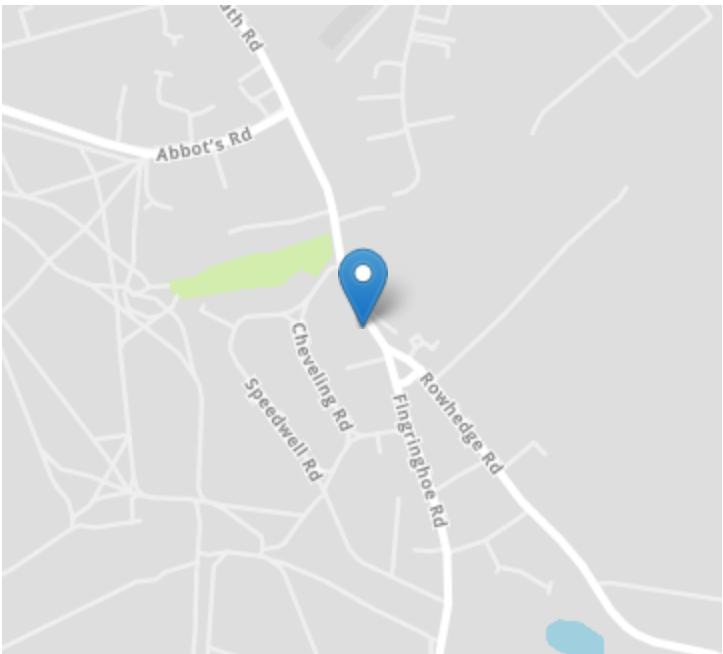
Outside, the property boasts a large, attractive rear garden, enclosed by panel fencing and featuring both patio and lawned areas, perfect for outdoor dining or garden furniture. Two garden sheds are also included. Located close to local convenience stores and served by excellent bus routes into Colchester City Centre, and just moments from the village of Rowhedge, this property is an excellent first home. Internal viewing is highly recommended.

Property Details.

Floorplans



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.