



- Victorian Semi Detached Home
- New Town Location
- Two Generous Reception Rooms
- Fully Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Recently Renovated
- No Onward Chain

**164 Canterbury Road, COLCHESTER, Essex. CO2 7RY.**

Located in the heart of the popular New Town area within walking distance Colchester town centre, Colchester Town train station and located in fantastic school catchments is this recently renovated Victorian semi-detached home. The property consists of two generous reception rooms with newly laid solid oak flooring, fully fitted modern kitchen, the first floor offers two double bedrooms and a sizeable family bathroom. The very generous rear garden offers patio area and landscaped lawn. This stunning home is offered with no onward chain and we strongly recommend internal inspection to be fully appreciated.



# Property Details.

## Ground Floor

### Living Room



11' 0" x 11' 0" (3.35m x 3.35m) Entrance door, double glazed window to front aspect, smooth ceiling, oak flooring, feature fire place (gas supply available) door leading to;

### Dining Room



11' 0" x 12' 6" (3.35m x 3.81m) Double glazed window to rear aspect, radiator, oak flooring, smooth ceiling, stairs to first floor, generous under stairs storage cupboard, door leading to kitchen.

### Kitchen



12' 0" x 6' 6" (3.66m x 1.98m) Double glazed window to rear aspect, stable door leading to garden, a range of base units over an area of roll edge work surface, inset stainless steel sink and drainer, plumbing for washing machine, space for appliances, radiator.

### Landing

Access to fully boarded and insulated loft, with pull down ladder and light.

### Bedroom One



11' 0" x 11' 0" (3.35m x 3.35m) Double glazed window to front aspect, built in cupboard, radiator.

# Property Details.

## Bedroom Two



10' 0" x 8' 0" (3.05m x 2.44m) Double glazed window to rear aspect, built in wardrobe, radiator.

## First Floor

### Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps and shower rinser over, part tiled walls, radiator, airing cupboard housing the newly fitted boiler (fitted in 2017).

## Outside



The gated front garden has been recently re slabbed, gated side access.

The extremely generous rear garden comprises of a large patio area, landscaped lawn with flower beds and shrub borders, garden tap, outside lighting, secure gated side access, enclosed by panel fencing.

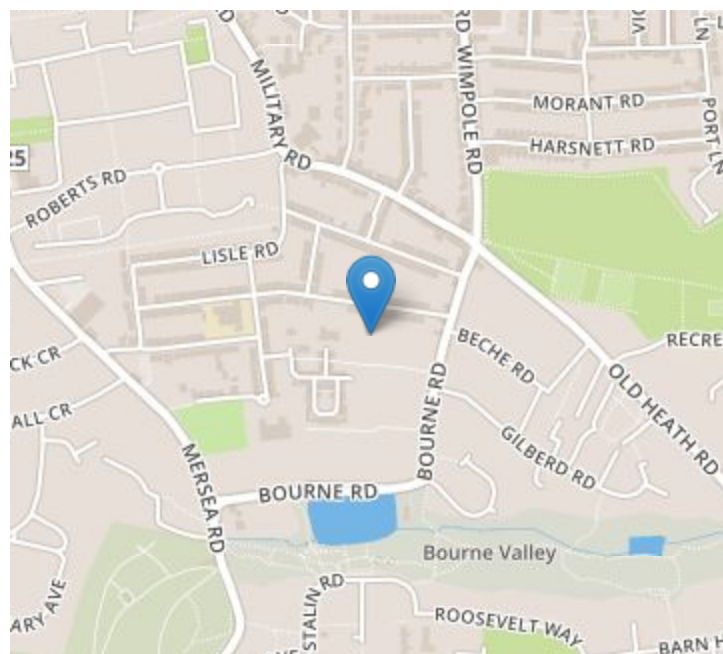
# Property Details.

## Floorplans

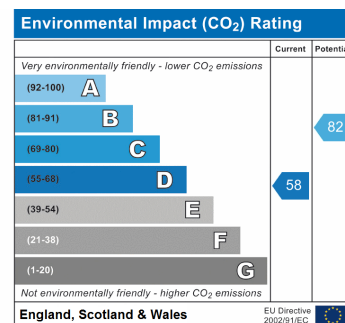
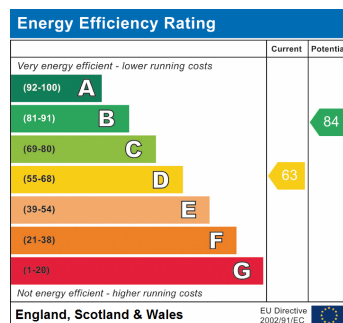


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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.