



- Superb First Time Purchase Or Investment Property
- End Of Terrace House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Private Rear Garden
- Close To Town Centre And Train Station

**14 Winchester Road, Colchester, Essex.
CO2 7LH.**

A superb first time buy or investment property located within the highly regarded New Town area of Colchester offering excellent access to the Colchester town centre and train station with links to London Liverpool Street. This brilliant starter home offers two double bedrooms, two generously sized reception rooms, a fitted kitchen with a variety of integrated appliances and a first floor family bathroom featuring a roll top free standing bath tub. Externally, to the rear there is a good sized private rear garden which is enclosed by fencing with gated access and has been recently landscaped by the current owner, whilst to the front of the property parking can be found on street. Internal viewings are highly advised.



Property Details.

Ground Floor

Living Room



11' 4" x 11' 4" (3.45m x 3.45m) With UPVC window to front, radiator, open to;

Dining Room



13' 8" x 11' 4" (4.17m x 3.45m) With UPVC window to rear, radiator, stairs to first floor, open to;

Kitchen



11' 11" x 7' 2" (3.63m x 2.18m) With UPVC window to rear, UPVC door to side, a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, in-built oven with gas hob and extractor hood over, space for washing machine, integrated fridge/freezer.

First Floor

Landing

With doors to;

Bedroom One



11' 4" x 11' 4" (3.45m x 3.45m) With UPVC window to front, radiator, built in cupboard.

Property Details.

Bedroom Two



11' 4" x 8' 8" (3.45m x 2.64m) With UPVC window to rear, radiator.

Bathroom



With UPVC obscure window to rear, radiator, wash hand basin, low level WC, free standing roll top bath tub, storage cupboard.

Outside

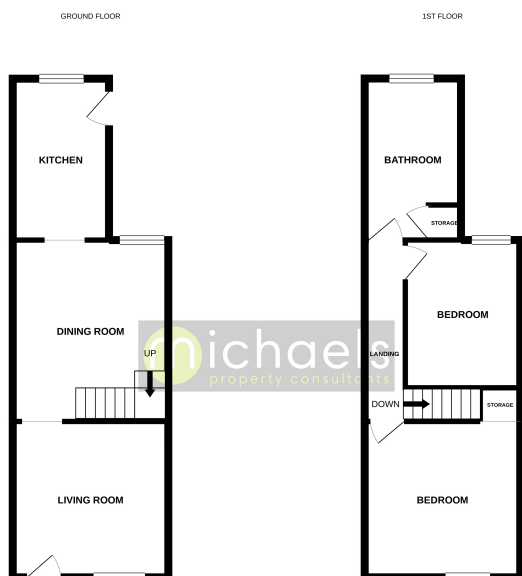
Gardens



Externally, to the rear there is a good sized private rear garden which is enclosed by fencing with gated access, whilst to the front of the property parking can be found on street.

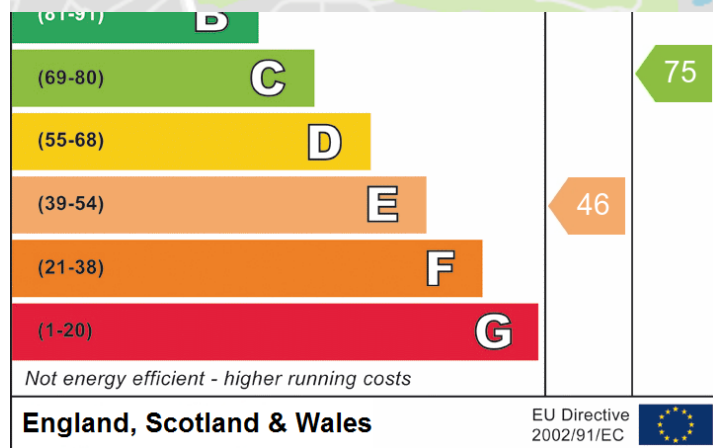
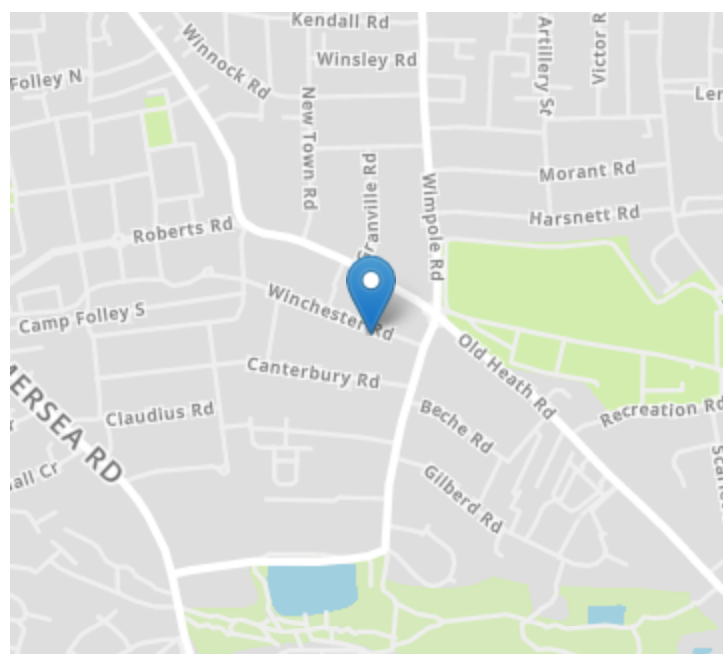
Property Details.

Floorplans



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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.