



- Close To The Town Centre And Train Station
- Well Presented Throughout
- No Onward Chain
- An Excellent First Time Buy Or Investment Property
- Two Generous Bedrooms
- Low Maintenance Landscaped Rear Garden
- Open Plan Lounge/Dining Area
- Within Close Proximity To Amenities & Bus Routes

## 40 Claudius Road, Colchester, Colchester, Essex. CO2 7RR.

A deceptively spacious example of a two bedroom end of terrace home, positioned moments from the Colchester's City Centre and therefore moments from an array of shops, bars, restaurants and leisure facilities. This home is also well connected by Colchester's City Centre Station, offering connection trains to Colchester's Mainline Station and offering access to London Liverpool Street within the hour. Internally, you are welcomed into a large living area, then leading into a modern kitchen comprising of a range of units, cupboards and work surfaces with integrated appliances and access into the garden. To the first floor comprises of two generous bedrooms and family bathroom suite. Outside the property consists of a low maintenance garden which is laid to patio with steps to a lawn area. Further to the rear offers an outbuilding/shed which is to remain. Offered to market with no onward chain, internal inspections can be arranged without delay.



# Property Details.

## Ground Floor

### Entrance Hallway

UPVC window to side, glazed door to:

### Living Room/Dining Area



23' 8" x 11' 4" (7.21m x 3.45m) Laminate wood flooring, two radiators, UPVC windows to front, side and rear aspects, inset LED spotlights, cast iron fireplace, central oak staircase with inset glass balustrades, under stairs storage cupboard, door to:

### Kitchen



12' x 6' 9" (3.66m x 2.06m) Tiled flooring with underfloor heating, re-fitted range of stylish fitted base and eye level units with solid wood working surfaces to side and tiled splash backs, built in electric stainless steel double oven and hob with extractor hood above, built in fridge/freezer, washing machine and microwave, inset sink unit, fitted breakfast bar with seating under, inset LED spotlights, UPVC windows to rear and side, UPVC door to side.

## First Floor

### Landing

Radiator, loft hatch, doors to:

### Bedroom One



11' 4" x 10' 2" (3.45m x 3.10m) Radiator, UPVC window to front, feature fireplace with integrated shelving, built in wardrobe, wall mounted conditioning unit.

### Bedroom Two



10' 4" x 8' 8" (3.15m x 2.64m) Radiator, UPVC window to rear.

# Property Details.

## Bathroom



12' 2" x 7' 2" (3.71m x 2.18m) Tiled flooring with underfloor heating, Victorian style heated towel rail, refitted heritage style suite comprising of low level WC, vanity hand wash basin with storage cupboards under, walk in shower cubicle and panel bath with mixer taps and wall integrated television over, inset LED spotlights, UPVC window to rear, extractor fan.

## Home Office/Studio



10' 8" x 9' 6" (3.25m x 2.90m) A fantastic brick built structure with full cavity insulation and attractive hard wood cladding. The building is fully decorated with a UPVC window and door to front aspect, an integrated air conditioning & heating system, large built in storage cupboard and full broadband connection.

## Outside

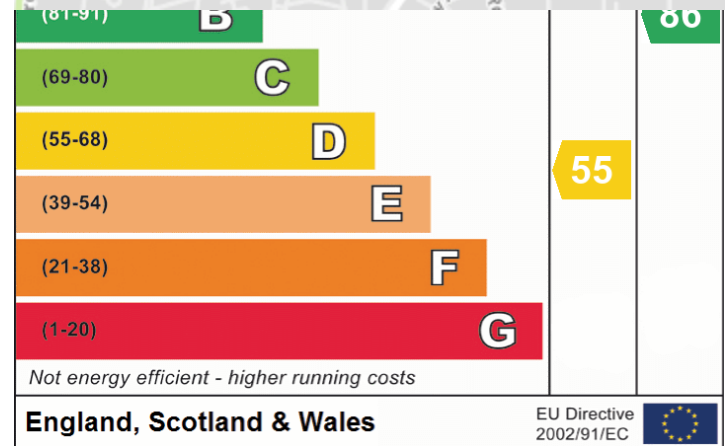
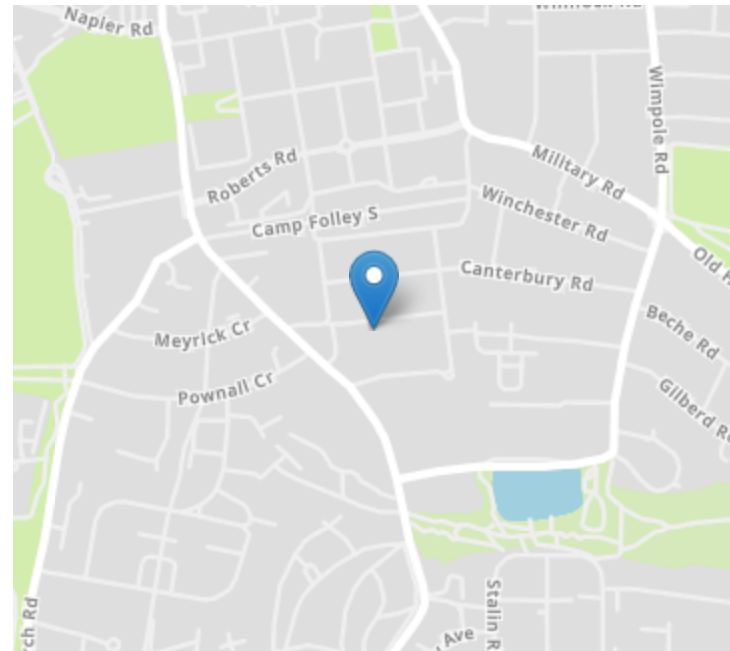


To the rear of the property there is a beautifully landscaped garden featuring a paved sun patio, the remainder is laid with superb artificial grass, with a paved path leading towards an outbuilding. To the front of the property there is a small wall enclosed garden and a gate providing secure side access.

# 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.