



- Mid Terraced Home
- Three Bedrooms
- Kitchen/Diner
- Generous Lounge
- Private Rear Garden
- Close To Essex University And An Ideal Student Investment

26 Titania Close, Colchester, Essex. CO4 3TB.

Offered within a short distance to Essex University and positioned to the East of Colchester is this three bedroom terraced house offered with NO CHAIN. Ideal for a first time buyer or an investor looking for student accommodation this home boasts three bedrooms, kitchen/diner with space for kitchen appliances, generous lounge with access to the private rear garden, family bathroom and a separate cloakroom. Externally, the rear garden is enclosed and offers rear access via a private alleyway. There is also ample parking available off road on a first come first serve basis and further parking available on street.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor with storage cupboard under, doors to;

Kitchen/Diner



15' 7" x 9' 4" (4.75m x 2.84m) With window to front, radiator, a range of matching eye level units with drawers and worktops over, tiled splashbacks, inset sink and space for kitchen appliances.

Lounge



15' 6" x 10' 4" (4.72m x 3.15m) With window and door to rear, radiator.

First Floor

Landing

With airing cupboard, loft access, storage cupboard and doors to;

Bedroom One



12' 6" x 9' 3" (3.81m x 2.82m) With window to rear and radiator.

Bedroom Two



11' 6" x 6' 6" (3.51m x 1.98m) With window to front, radiator, storage cupboard.

Property Details.

Bedroom Three



9' 5" x 6' 6" (2.87m x 1.98m) With window to rear, radiator.

Bathroom



With obscure window to front, wash hand basin, panelled bath with shower over, tiled splashbacks.

WC



With obscure window to front, low level WC.

Outside

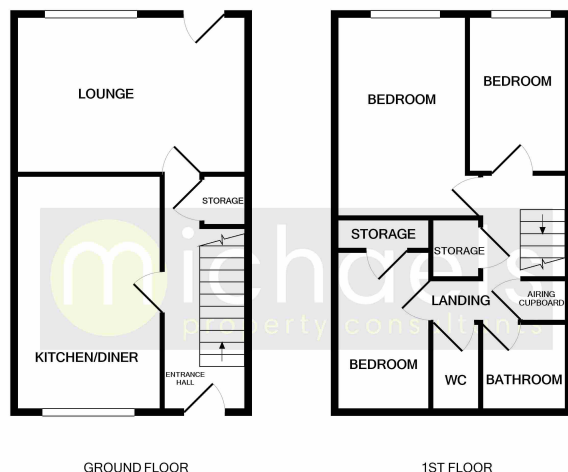
Rear Garden



The rear garden is predominately lawn and is enclosed by fencing and offers rear access via a private alleyway,

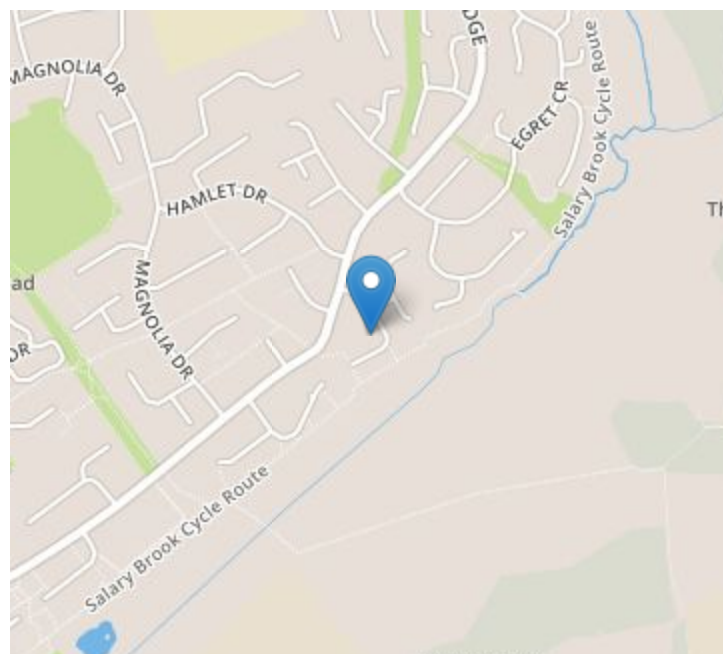
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.