



- GUIDE PRICE £210,000 - £220,000
- Offered With No Onward Chain - Viewing Advised
- Victorian Semi-Detached House
- Three/Four Bedrooms
- HMO Potential With A Return Of £1150pcm
- Fitted Kitchen
- Generous Rear Garden

### 161 Harwich Road, Colchester, Essex. CO4 3DB.

GUIDE PRICE £210,000 - £220,000 Offered with no onward chain is this three/four bedroom Victorian semi detached house located in North/East Colchester with excellent access to the Town Centre, Train Station and a variety of local amenities. An excellent HMO opportunity with a potential rental income of £1150pcm or alternatively this home would make an ideal first time buy. The internal accommodation consists of three/four bedrooms, two reception rooms, fitted kitchen and a family bathroom. Outside, to the rear there is a generous rear garden which is enclosed by fencing and predominantly laid to lawn.





# Property Details.

## Ground Floor

### Sitting Room



14' 3" x 11' 6" (4.34m x 3.51m) With entrance door, stairs rising to first floor, double glazed window to rear, radiator, doors to;

### Living Room/Bedroom Four



11' 6" x 11' 6" (3.51m x 3.51m) With double glazed window to front, radiator.

## Kitchen



12' 7" x 6' 7" (3.84m x 2.01m) With double glazed window to rear and side, door to garden, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances.

## First Floor

### Landing

With doors to;

### Bedroom One



11' 6" x 11' 6" (3.51m x 3.51m) With double glazed window to front, radiator.

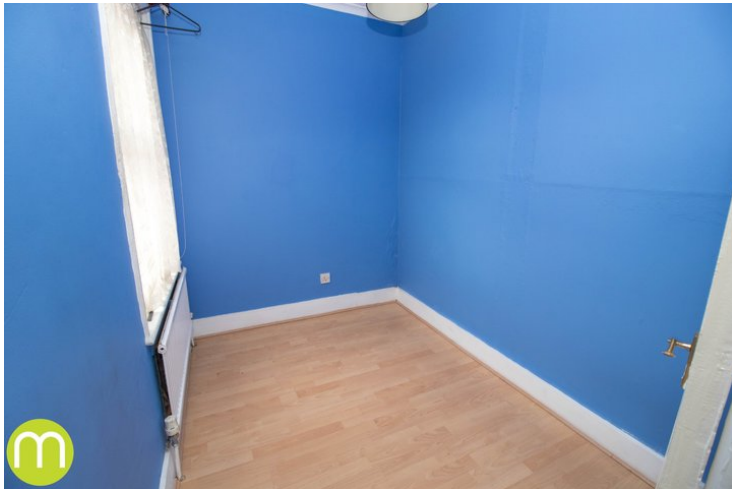
# Property Details.

## Bedroom Two



12' 7" x 6' 7" (3.84m x 2.01m) With double glazed window to rear, radiator, built cupboard.

## Bedroom Three



8' 5" x 6' 0" (2.57m x 1.83m) With double glazed window to rear, radiator.

## Family Bathroom



With obscure double glazed window to side, radiator, wash hand basin, close coupled WC, panelled bath with shower scree and shower over, part tiled walls.

## Outside

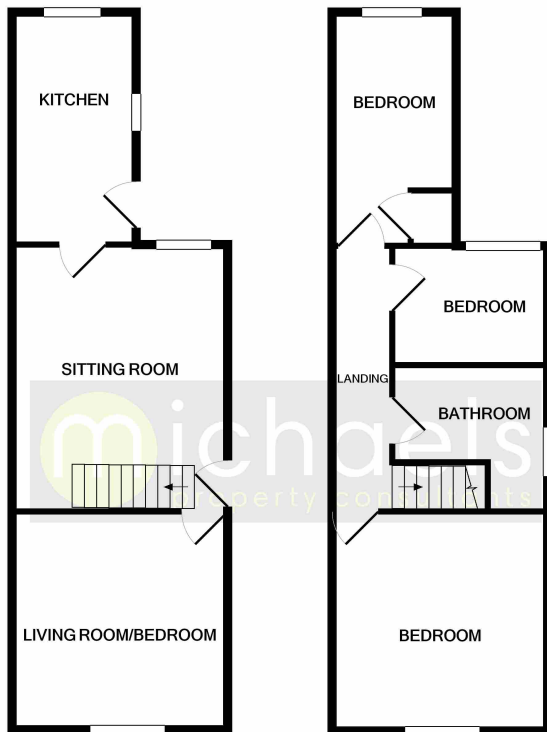
### Rear Garden



Located to the rear of the property is a generous rear garden which is enclosed by panelled fencing with gated side access.

# Property Details.

## Floorplans

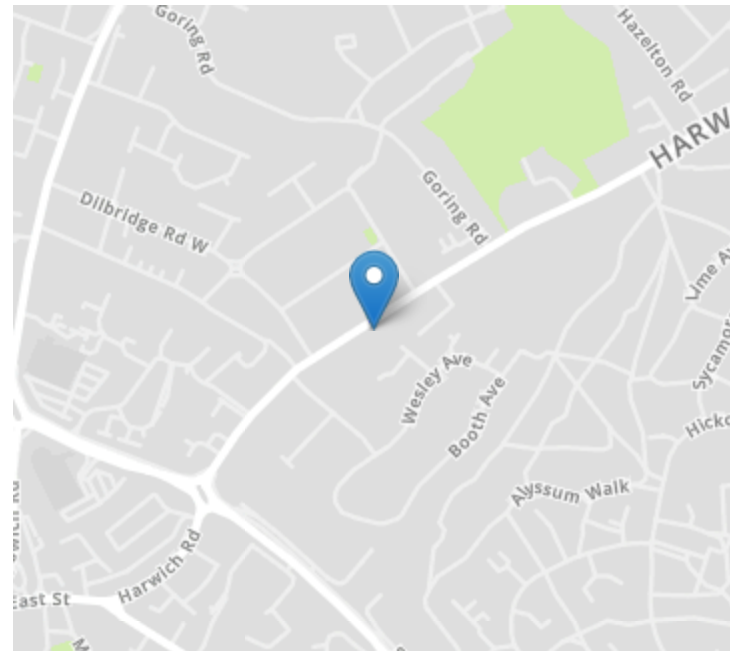


GROUND FLOOR

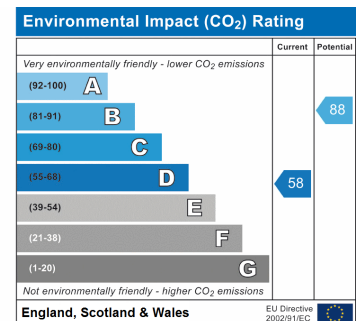
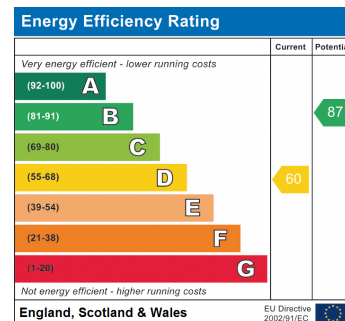
1ST FLOOR

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.