



- Guide Price £190,000 - £200,000
- End Of Terrace Cottage
- Front Garden & Private Rear Garden
- Reception Room With Feature Cast Iron Fireplace
- Fitted Kitchen
- Large Master Bedroom
- Second Double Bedroom
- Double Glazing Throughout
- Town Center Location
- Front Garden Of A Low Maintenance Design

**4 Burlington Road, Colchester, Essex.  
CO3 3AJ.**

Guide Price £190,000 - £200,000 This quaint two bedroom end of terrace cottage, is positioned in the heart of Colchester's Town Centre and within striking distance of all of the town's excellent amenities and moments from the town centre station, offering links to London Liverpool Street- ideal for the working professional. Making the ideal first time purchase or investment alike, this charming home features a well proportioned reception room with a feature cast iron fireplace and a fitted kitchen with space for free standing appliances. The bathroom is also positioned on the ground floor and is fully tiled throughout, with a heritage colour scheme finish.





# Property Details.

## Ground Floor

### Living Room



11' 2" x 11' 4" (3.40m x 3.45m) With stable door to front, double glazed window to front, radiator, feature fireplace, TV points, door to;

### Kitchen/Diner



10' 9" x 10' 9" (3.28m x 3.28m) With double glazed window to rear, tiled floor, radiator, a range of matching eye level and base units with drawers and worktops over, tiled splashback, inset sink and drainer, electric oven with hob and extractor hood over, space for fridge/freezer.

### Rear Porch

Door to side, plumbing for washing machine, boiler, door to bathroom.

### Bathroom



With obscure double glazed window to rear, fully tiled Heritage bathroom suite with 'P' shape bath, wash hand basin, close coupled WC, heated towel rail.

## First Floor

### landing

Doors to;

# Property Details.

## Bedroom One



11' 6" x 11' 3" (3.51m x 3.43m) With double glazed window to front, radiator, laminate floor.

## Bedroom Two



11' 9" x 8' 5" (3.58m x 2.57m) With double glazed window to rear, radiator.

## Gardens



This property benefits from two gardens, a private courtyard garden of a low maintenance design to the front, ideal for a small bistro table and chairs. The front garden features an enclosed shingle area, enclosed by two patio areas. There is also a small outdoor space to the rear of the property.

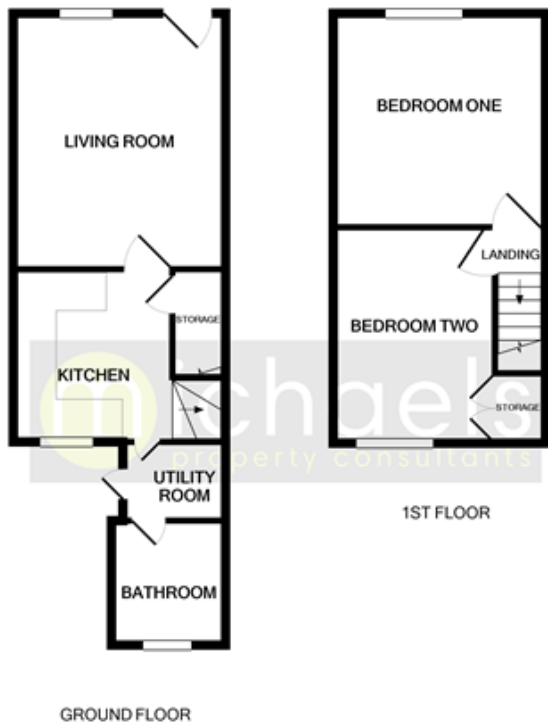
## Outside

### Agents Note

Please note the current photos were taken prior to the current tenancy agreement.

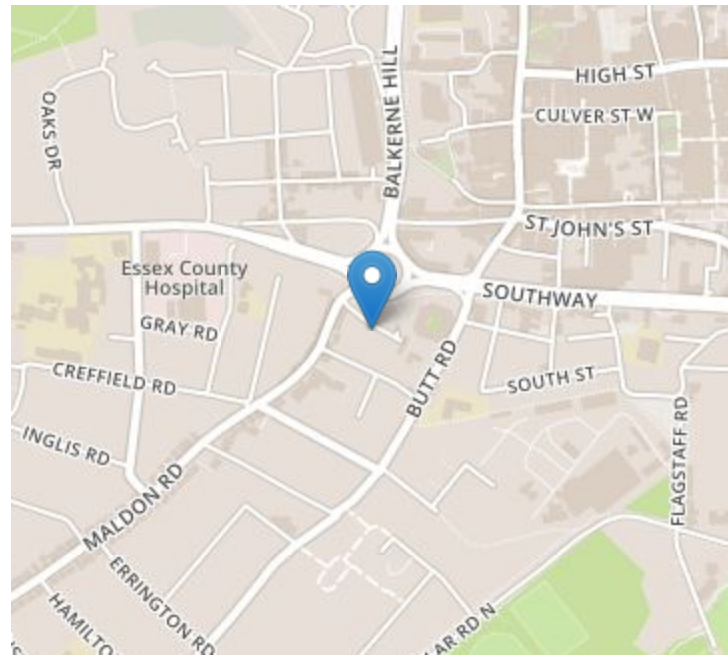
# Property Details.

## Floorplans

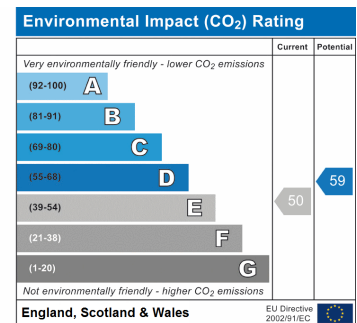
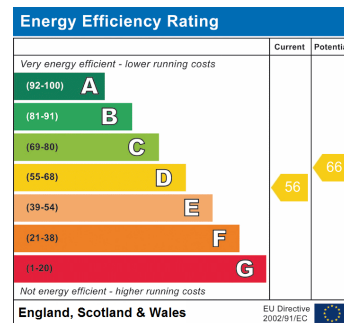


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.