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property consultants

- No Onward Chain
- Guide Price £250,000 – £275,000
- Two Bedroom End of Terrace Home
- Pleasant Corner Plot Position
- Spacious Living Room
- Modern Kitchen/Breakfast Room
- Conservatory with Garden Views
- Two Well-Proportioned Bedrooms
- Generous Rear Garden with Workshop
- Convenient Location Near Colchester City Centre & Amenities

**17 Brookside Close, Colchester, Essex.  
CO2 7LZ.**

Situated a short distance from Colchester city centre, this well-presented and deceptively spacious two-bedroom end of terrace home offers convenient access to a range of restaurants, bars, shops, and local amenities. The property is also ideally located near Bourne Pond and the Bourne Valley, with a Lidl superstore on Abbots Road and excellent bus links providing easy access to the mainline station and wider Colchester area.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

### Living/Dining Room



15' 8" x 13' 4" (4.78m x 4.06m)

### Kitchen



13' 4" x 8' 8" (4.06m x 2.64m)

## Conservatory



11' 7" x 11' 5" (3.53m x 3.48m)

## First Floor

### Landing

### Master Bedroom



12' 10" x 10' 0" (3.91m x 3.05m)

# Property Details.

## Bedroom Two



10' 2" x 6' 11" (3.10m x 2.11m)

## Bathroom



6' 9" x 5' 9" (2.06m x 1.75m)

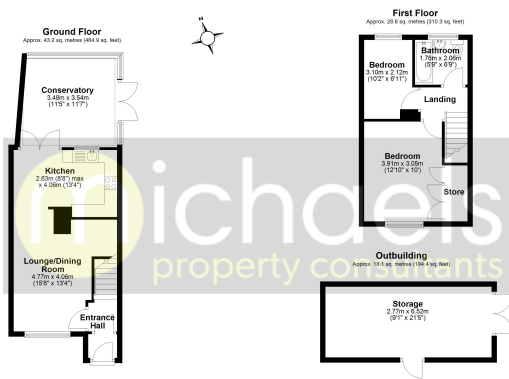
## Outside

### Outbuilding

21' 5" x 9' 1" (6.53m x 2.77m)

# Property Details.

## Floorplans



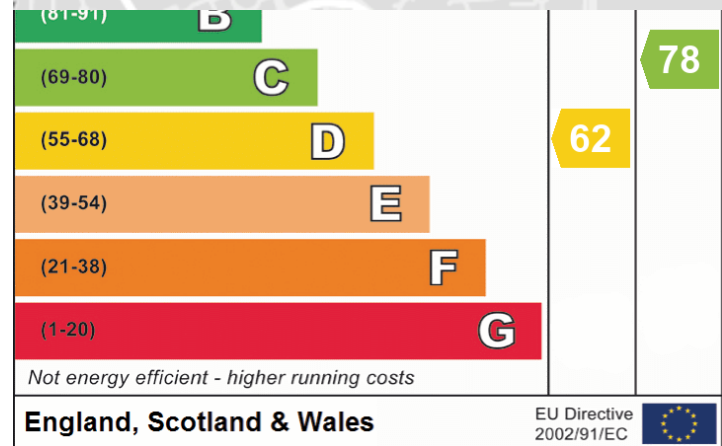
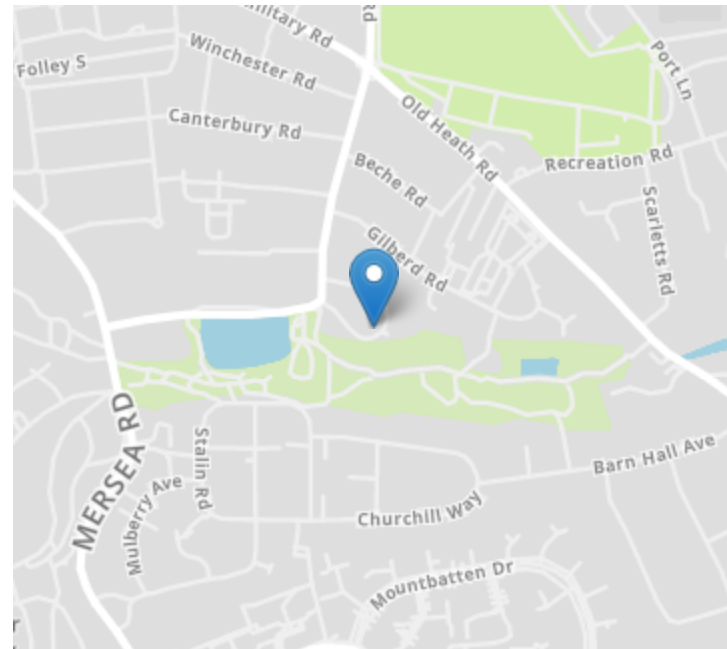
Total area: approx. 90.1 sq. metres (966.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only, and are not a guarantee. This plan is for relative purposes only and no responsibility for any error, omission or inaccuracy is accepted. The services, appliances and appliances shown have not been tested and no guarantee is given to their accuracy or efficiency. All measurements are taken from the external walls and may include veranda/porch/covered areas. Buyers are advised to take their own measurements.

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Brookside Close, Colchester

## 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.