



- Two/Three Bedrooms
- Walk To The Town And Station
- No Onward Chain
- Period Terraced House
- Popular New Town District
- Lots of Potential

**21 Winchester Road, Colchester, Essex.
CO2 7LH.**

A superb first time purchase or investment opportunity in this spacious two/three bedroom terraced property situated in this highly desirable road in New Town, with the Town Centre and Station within walking distance. The property offers sizeable accommodation throughout and is being offered to the market with no onward chain. Early viewings advised.



Property Details.

Ground Floor

Living/Dining Room



22' 3" x 11' 1" (6.78m x 3.38m) Laminate flooring, radiator, UPVC windows to front and rear, central staircase to first floor, door to:

Kitchen



12' x 6' 9" (3.66m x 2.06m) Laminate flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, space for electric cooker, washing machine and fridge/freezer, inset sink unit with right hand drainer, UPVC window and door to side, door to:

Bathroom



Laminate flooring, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and shower over, UPVC window to rear, extractor fan.

First Floor

Landing

Doors to:

Bedroom One



11' x 9' 8" (3.35m x 2.95m) Radiator, UPVC window to front.

Property Details.

Bedroom Two



11' x 10' (3.35m x 3.05m) Radiator, UPVC window to rear, door to:

Bedroom Three



12' 1" x 6' 6" (3.68m x 1.98m) Radiator, UPVC window to rear, airing cupboard.

Outside

To the front of the property there is a small wall enclosed garden, with a path leading towards the front door.

Rear Garden



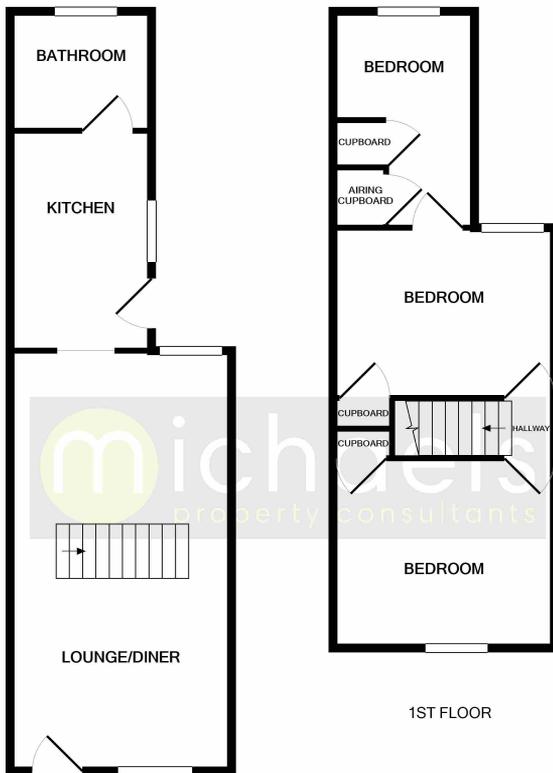
To the rear of the property there is an attractive garden featuring a concrete patio, the remainder being predominately laid to lawn and enclosed by panel fencing.

Agents Note

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

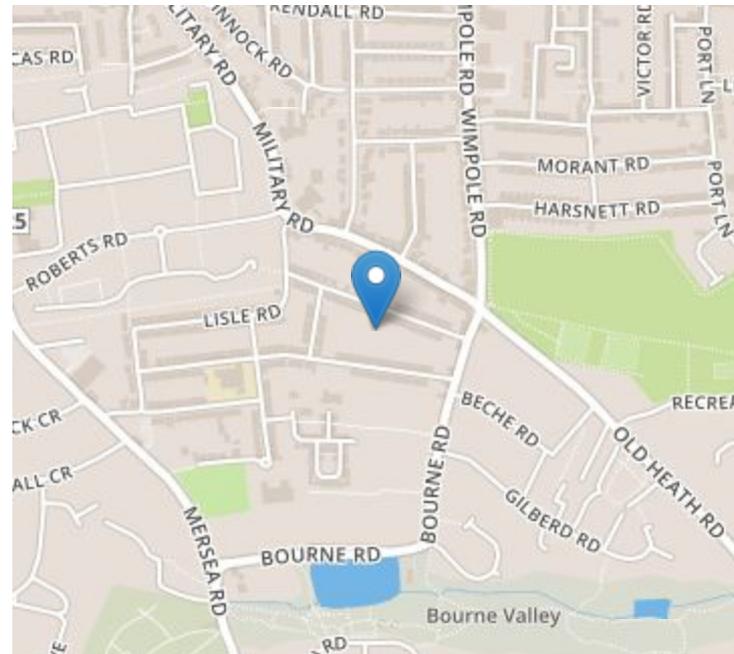
Property Details.

Floorplans

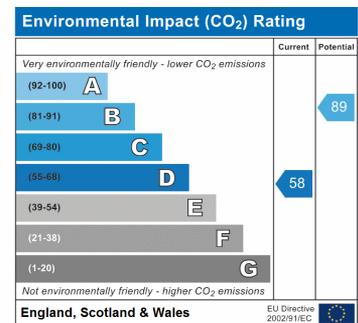
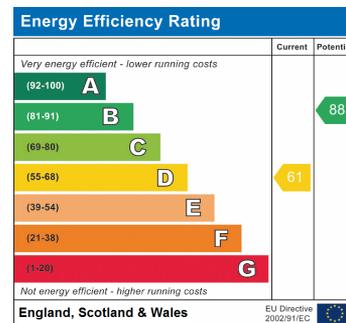


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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