



- Offered On A Chain Free Basis
- Ideal First Purchase or Investment
- Victorian Terraced Property
- Two Generous Reception Rooms
- Kitchen Breakfast Room
- Two Sizeable Bedrooms
- First Floor Family Bathroom
- Private Rear Garden
- Viewing Essential
- Town And Station Access

### 61 Winnock Road, Colchester, Essex. CO1 2BG.

Located within walking distance of Colchester Town centre and mainline train station to London Liverpool Street is this beautiful Victorian Terrace House. Internally the property comprises of two spacious reception rooms, open plan kitchen breakfast room, two sizeable bedrooms and first floor family bathroom suite. Externally the property benefits from a private low maintenance rear garden and there is residents only on road parking. Offered with no onward chain internal inspection is essential.



# Property Details.

## Ground Floor

### Living Room



11' 2" x 11' 5" (3.40m x 3.48m) UPVC Entrance door, bow UPVC window to front aspect, radiator, T.V and phone points.

### Dining Room



10' 6" x 9' 1" (3.20m x 2.77m) Stairs rising to first floor, under stairs storage cupboard, two radiators, opening onto;

### Kitchen/Breakfast Room



11' 4" x 11' 9" (3.45m x 3.58m) Single glazed window to rear aspect, Velux roof window, door leading to the rear garden, a range of base units over an area of base units, inset stainless steel sink and drainer unit, electric oven with four ring gas hob, plumbing for a washing machine, space for a fridge freezer, tiled splash backs, radiator, laminate flooring.

## First Floor

### Landing

Loft access, doors leading to;

### Bedroom One



11' 2" x 11' 5" (3.40m x 3.48m) Double glazed window to front aspect, radiator.

# Property Details.

## Bedroom Two



10' 7" x 5' 7" (3.23m x 1.70m) Single glazed window to rear aspect, radiator.

## Family Bathroom



Single glazed window to side aspect, low level WC, vanity wash basin, panel bath with mixer taps and shower rinser, cupboard housing combi boiler, partly tiled walls, radiator.

## Outside



The un overlooked rear garden comprises of a patio area with the remainder predominately laid to lawn, garden tap, brick wall and panel fencing. There is a historic right of way for the neighbouring properties.

The property also benefits from on road residents only parking.

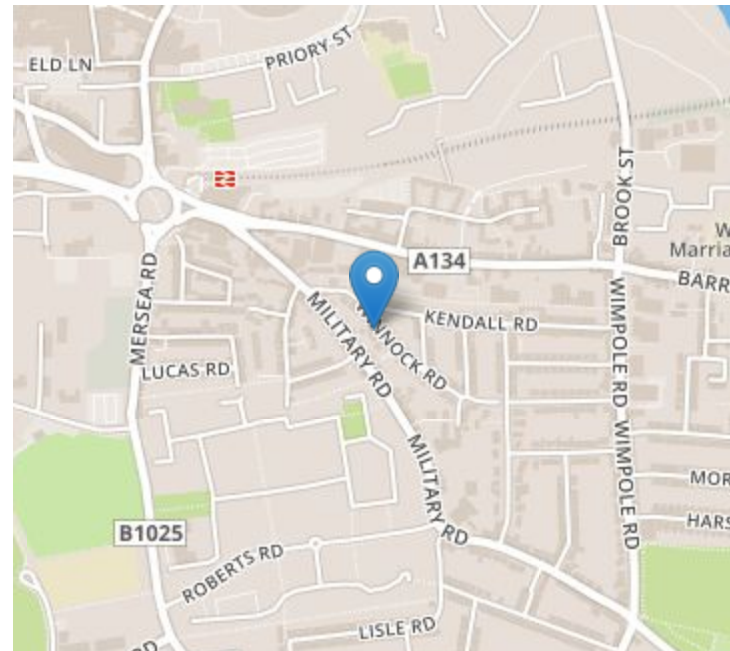
# Property Details.

## Floorplans

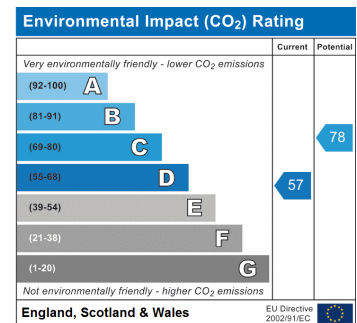
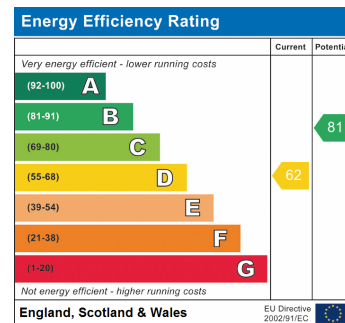


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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