



- Popular New Town Location
- Two Reception Rooms and Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Low Maintenance Garden
- Close To Town Centre & Station
- No Onward Chain

68 Bourne Road, Colchester, Essex. CO2 7LP.

Located within close proximity to Colchester town centre, mainline train station to London Liverpool Street and offering sought after school catchments is this charming Victorian end of terrace house. Internally the property comprises of two spacious reception rooms, fully fitted kitchen, lean to/conservatory with utility cupboard, the first floor offers two sizeable double bedrooms and family bathroom. Externally there is a low maintenance rear garden with side access and parking on road to the front. Offered with no onward chain internal inspection is essential.



Property Details.

Ground Floor

Living Room



11' 7" x 10' 3" (3.53m x 3.12m) Double glazed window to front aspect, entrance door, cast iron fire place, radiator.

Dining Room



11' 7" x 10' 9" (3.53m x 3.28m) Double glazed window to rear aspect, feature fire place, under stairs storage cupboard.

Kitchen



13' 3" x 6' 9" (4.04m x 2.06m) Double glazed window to side and rear aspects, a range of wall and base units over an area of roll edge work tops, inset one and a half bowl stainless steel sink and drainer unit, electric oven with electric hob, stainless steel cooker hood over, space for fridge freezer, door leading to lean to conservatory.

Lean to Conservatory



12' 7" x 4' 6" (3.84m x 1.37m) Single glazed windows to rear and side aspects, door leading to the garden, utility cupboard with plumbing connected.

First Floor

Landing

Doors leading to;

Property Details.

Bedroom One



10' 4" x 11' 7" (3.15m x 3.53m) Double glazed window to front aspect, radiator.

Bedroom Two



11' 1" x 8' 9" (3.38m x 2.67m) Double glazed window to rear aspect, built in storage cupboard housing the boiler, radiator.

Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with hot and cold taps, shower over, part tiled walls, radiator.

Outside



The low maintenance rear garden comprises of a patio area, garden tap, shingle area, side gate and panel fencing.

To the front there property benefits from on road parking.

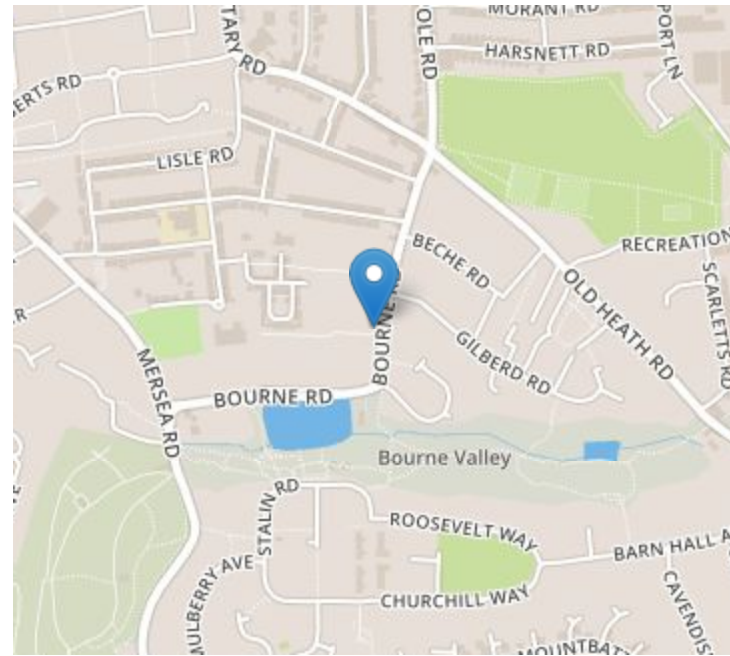
Property Details.

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.