



- Charming Two Bedroom Terrace Home
- Ideal First Home Or Investment Purchase
- Stones Throw From Colchester Mainline Station & City Centre
- Private & Enclosed Low Maintenance Rear Garden
- Living Room With Box Bay Window
- Dining Room
- Galley Style Kitchen
- Ground Floor Cloakroom & W.C.
- First Floor Bathroom
- Offered With No Onward Chain!

## 136 North Station Road, Colchester, Essex. CO1 1UZ.

A handsome bay fronted two bedroom terraced home, very conveniently positioned within a minutes of Colchester's North Station, offering direct links to London Liverpool Street within the hour. It is also a short walk from Colchester's vibrant and historic city centre, home to an array of boutiques, shops, restaurants and bars. A commuter and working professionals haven, this property is also offered to the open market with the added luxury of no onward chain and we encourage early viewings to prevent inevitable disappointment. Highlights of this home include; a well-proportioned reception room with feature fireplace, dining room, galley style kitchen, downstairs cloakroom and shower, two large double bedrooms and a first-floor family bathroom. This property is also complete with the added benefit of a private and enclosed rear garden of a low maintenance design. As agents, we welcome all enquires and viewings can be arranged via one of our consultants without delay.



# Property Details.

## Ground Floor

### Living Room



4.19m x 3.47m (13' 9" x 11' 5") Box bay window to front aspect, radiator, feature fireplace, door and access:

### Dining Room



3.47m x 3.41m (11' 5" x 11' 2") Window to rear aspect, understairs storage, radiator, access to:

### Kitchen



3.85m x 2.06m (12' 8" x 6' 9") Window to side aspect, tiled floor, a variety of base and eye level fitted units with worksurfaces over, inset oven, four ring hob with extractor fan over, tiled splash back, inset stainless steel sink, drainer and mixer tap over, space and plumbing for appliances, access to:

### Shower Room



Window to rear aspect, aqua panelling, tiled floor, shower cubicle, access to:

### W.C.

W.C, tiled flooring, window to rear aspect

## First Floor

### Landing

Stairs to ground floor, doors to:

# Property Details.

## Master Bedroom



3.48m x 3.40m (11' 5" x 11' 2") Window to front aspect, radiator, over stairs cupboard, feature fire place

## Bathroom



W.C., vanity wash hand basin, panel bath, tiled floor, radiator, window to rear aspect

## Bedroom Two



3.51m x 3.36m (11' 6" x 11' 0") Window to rear aspect, radiator, feature fireplace, airing cupboard housing gas boiler, access to:

## Outside & Garden



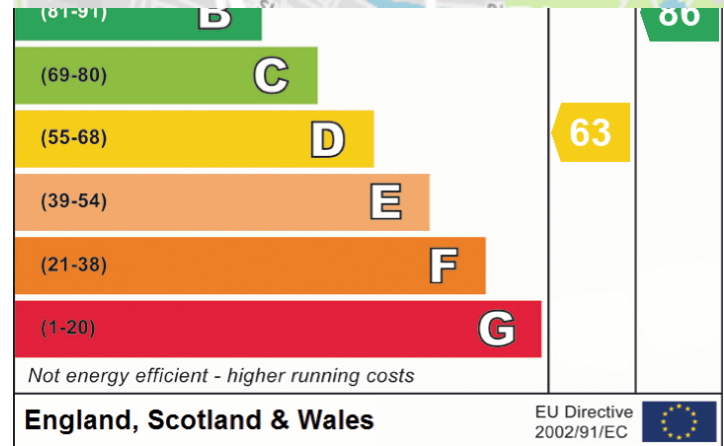
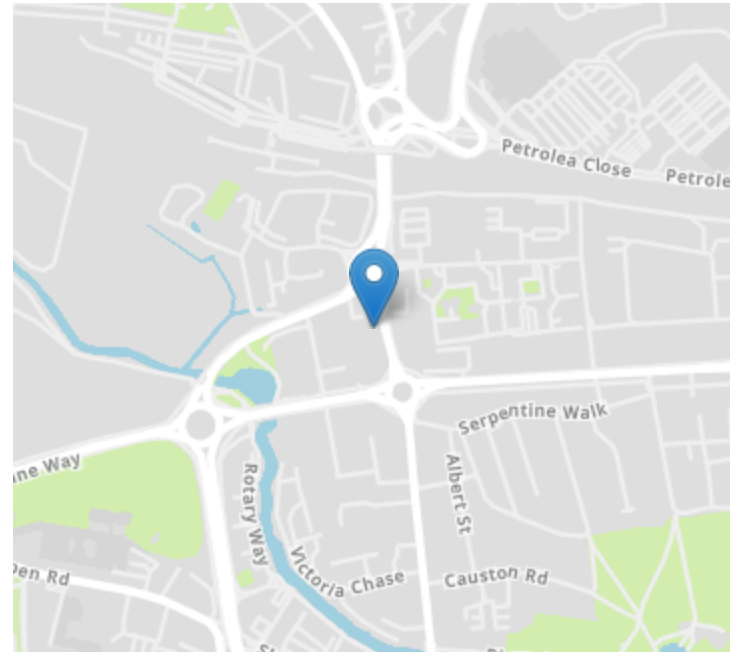
To the rear of the property, you will find a private and enclosed rear garden. Laid with patio paving slabs, it offers a garden of low maintenance design and secure gated side access provides convenient access for bicycles and refuse. Boundaries are formed by panel fencing.

# Property Details.

## Floorplans



## 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.