



- Guide Price £200,000 - £210,000
- Superb Two Bed Terraced House
- Upgraded and Refurbished Throughout
- Fabulous Open Plan Kitchen/Diner
- Stunning Four Piece Bathrooms
- Two Double Bedrooms
- Attractive Rear Garden

## 185 Greenstead Road, Colchester, Essex . CO1 2SP.

Guide Price £190,000 - £200,000 This two bedroom terraced property resides in an idyllic location, offering excellent access to the Town and Station. The property has been altered, upgraded and refurbished by the current owners to a fabulous standard in recent years, with meticulous attention to detail. The ground floor features impressive open plan living space and a contemporary fitted kitchen, in addition to a fabulous four piece bathroom and a lobby with an integrated double utility cupboard. There are also two double bedrooms and an attractive garden to the rear. Early inspections are strongly advised.



# Property Details.

## Ground Floor

### Entrance Porch

Laminate flooring, radiator, glazed door to:

### Living Room



11' x 10' 8" recess (3.35m x 3.25m) Laminate flooring, radiator, UPVC window to front, inset spotlights, recess housing storage space and integrated storage cabinet, open plan to:

### Kitchen/Diner



11' 7" x 10' 8" (3.53m x 3.25m) Laminate flooring, radiator, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and gas hob with extractor hood above, inset sink unit with left hand drainer, under stairs storage cupboard, stair case to first floor, UPVC window to rear, opening to:

### Outer Lobby

Laminate flooring, UPVC door to side, inset spotlights, integrated double utility cupboard housing wall mounted gas boiler and space for fridge/freezer, washing machine and tumble dryer. Door to:

# Property Details.

## Bathroom



Vinyl flooring, fully tiled walls, low level WC vanity hand wash basin with storage cupboards under, panel bath with mixer taps, separate walk in double shower cubicle with fully tiled surround and integrated shower, inset spotlights, small loft hatch, UPVC window to rear, extractor fan.

## First Floor

### Landing

Loft hatch, doors to:

### Bedroom One



10' 6" x 10' 4" plus recess (3.20m x 3.15m)  
Radiator, UPVC window to front, recess housing space for double wardrobe.

## Bedroom Two



10' 7" x 8' 9" (3.23m x 2.67m) Radiator, UPVC window to rear, built in over stairs wardrobe.

### Outside

To the front of the property there is a small garden enclosed by a dwarf brick wall an iron gate leading to the front porch.

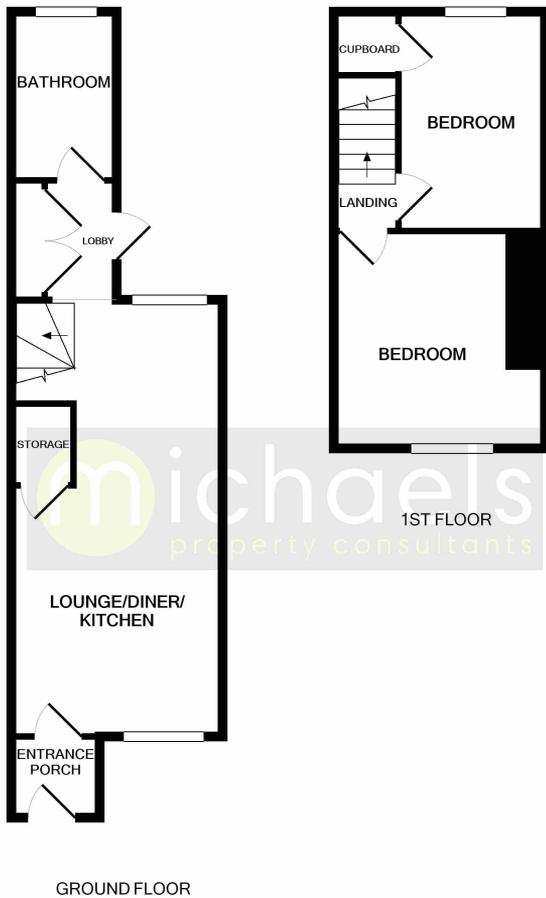
### Rear Garden



To the rear of the property there is an attractive garden featuring a paved patio area, with the remainder being laid to lawn, with a garden shed to remain.

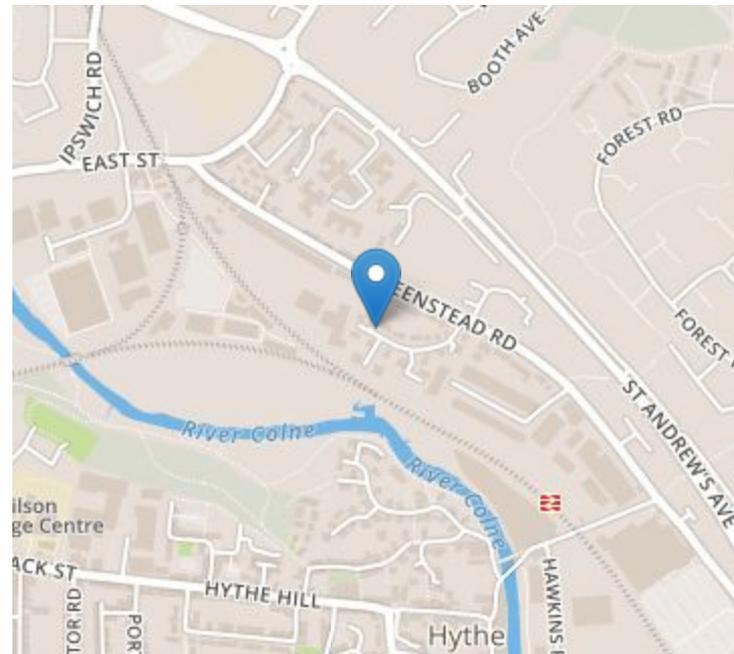
# Property Details.

## Floorplans

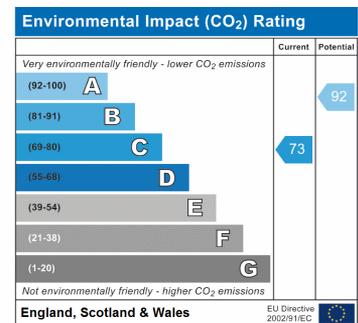
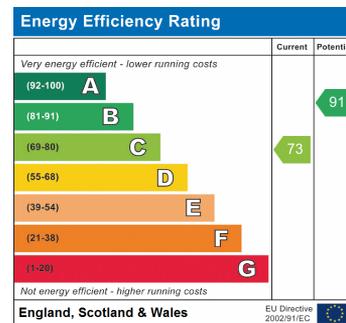


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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