



- Two bedroom property
- Close To Town & Station
- Private Rear Garden
- Spacious ground floor accommodation
- Family Bathroom

110 Kendall Road, Colchester, Essex. CO1 2BU.

A fantastic opportunity has arisen to purchase this two bedroom end of terrace property situated within close proximity of Colchester's Town Centre and Town Centre Station, offering direct links to London Liverpool Street Station. Ideal for any first time purchaser or investor, this home offers open plan living room/kitchen area with a rear lobby leading to the family bathroom suite. The first floor comprises of two well proportioned bedrooms. The garden is one of a low maintenance design and features a large patio area, with the remainder laid to lawn and handy side access. Offered with no onward chain, we advise early internal inspections to avoid disappointment.



Property Details.

Ground floor

Living room/Kitchen



21' 4" x 11' 3" (6.50m x 3.43m) Entrance door, double glazed window to front and rear, two radiators, T.V and phone points, a range of wall and base units over an area on wood work top, inset sink and drainer, wall mounted boiler, space for appliances, tile splash backs, stairs leading to first floor.

Rear Lobby

Door leading to garden, storage cupboard.

Family bathroom



Low level WC, wash hand basin, panel bath with mixer taps, fully tiled walls, radiator.

First floor

Bedroom One



10' 3" x 11' 3" (3.12m x 3.43m) Double glazed window to front aspect, radiator.

Property Details.

Bedroom Two



8' 6" x 10' 8" (2.59m x 3.25m) Double glazed window to rear, storage cupboard, radiator.

Outside



The rear garden comprises of a generous paved patio area, lawn area, garden tap, gate to side, panel fencing.

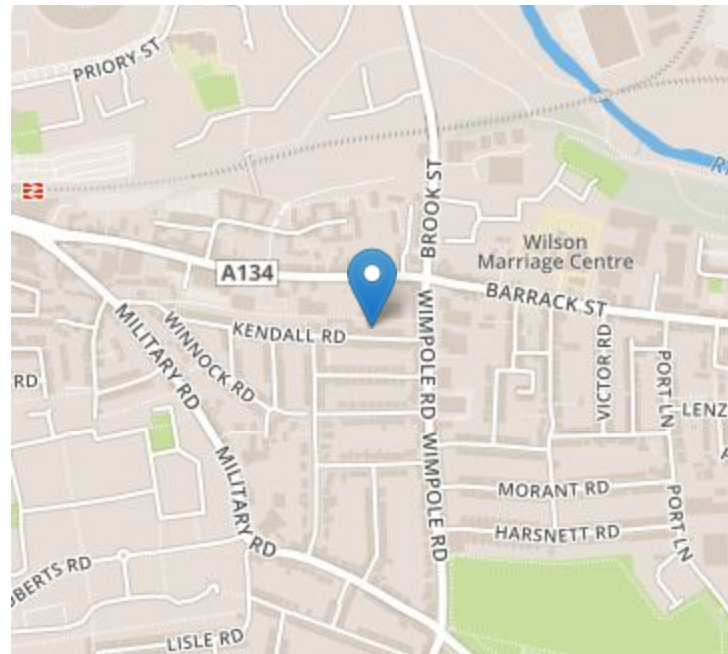
The property benefits on road parking to the front.

Property Details.

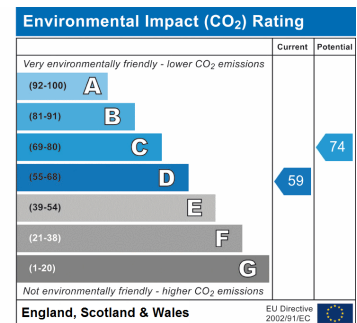
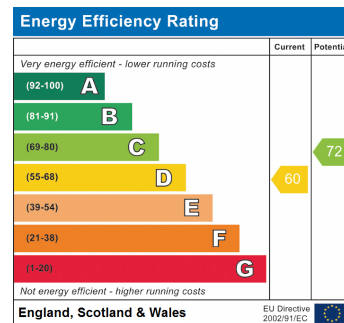
Floorplans



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.