



- Beautifully Presented Victoria Terraced Property
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Three First Floor Sizeable Bedrooms
- Original Cast Iron Fire Place's
- Low Maintenance Courtyard Garden With Sizeable Storage Shed
- Popular New Town Location
- Close To Mainline Stations To London Liverpool Street

**5 Kimberley Road, Colchester, Essex.
CO1 2JH.**

Located in the ever popular New Town area of Colchester within easy reach to mainline train stations to London Liverpool Street, highly sought after school catchments and a wealth of local amenities is this beautifully presented Victorian terraced family home. Internally the property consists of living room with stunning cast iron fire place, separate dining room, fitted kitchen, ground floor family bathroom and three sizeable first floor bedrooms with original fire places. Externally the low maintenance rear garden has been laid with decking and spacious storage shed recently added. The property benefits from on road parking.



Property Details.

Ground Floor

Living Room



11' 2" x 10' 3" (3.40m x 3.12m) UPVC entrance door, double glazed window to rear aspect, cast iron fire place, laminate flooring, T.V and phone points, radiator.

Dining Room



10' 8" x 10' 8" (3.25m x 3.25m) Double glazed window to rear aspect, stairs rising to first floor, laminate flooring, radiator.

Kitchen



8' 3" x 6' 3" (2.51m x 1.91m) Double glazed window to side aspect, a range of wall and base units over an area of roll edge work surface, inset stainless steels sink and drainer unit, plumbing for a washing machine., space for a fridge, wall mounted combi boiler, space for electric cooker, tile splash backs.

Rear Porch

UPVC door leading to the rear garden,

Family Bathroom



Double glazed window to rear aspect, WC, wash hand basin, panel bath with mixer taps and shower rinser. fully tiled walls, radiator.

First Floor

Landing

Doors leading to;

Property Details.

Bedroom One



10' 9" x 10' 9" (3.28m x 3.28m) Double glazed window to front aspect, cast iron fire place, radiator.

Rear Garden



Paved patio area with remainder laid to decking, purpose built storage shed with access to rear.

Bedroom Two



12' 4" x 10' 8" (3.76m x 3.25m) Double glazed window to rear aspect, cast iron fire place, access to fully boarded loft, radiator, door leading to;

Bedroom Three



8' 6" x 6' 3" (2.59m x 1.91m) Double glazed window to rear aspect, cast iron fire place, loft access, radiator.

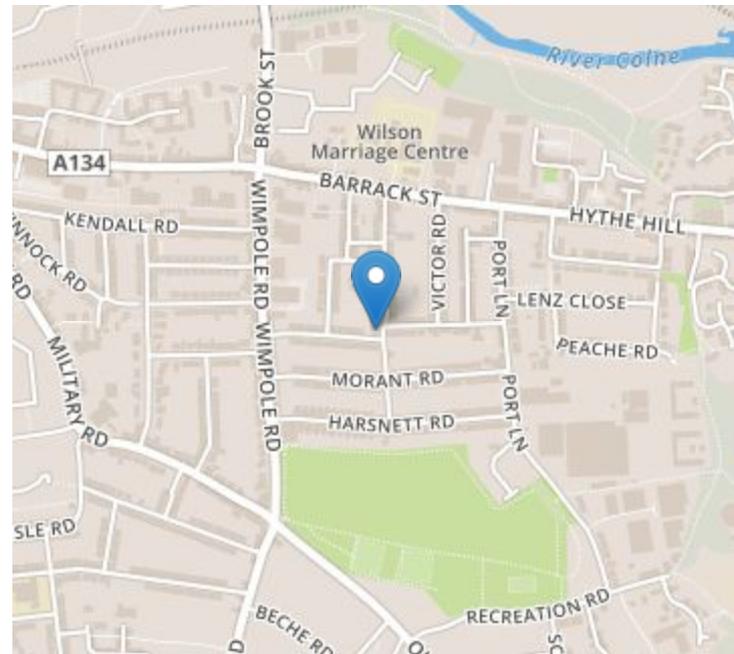
Property Details.

Floorplans

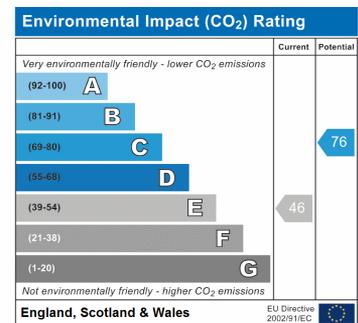
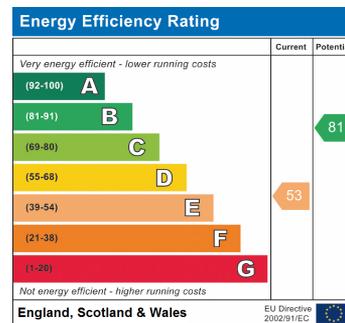


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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