



- GUIDE PRICE £230,000 - £240,000
- A Superb Starter Home Or Investment Property
- Two Bedrooms
- Conservatory/Dining Room
- First Floor Bathroom
- Private Garden
- Garage And Parking For Two/Three Cars

## 201 Friday Wood Green, Colchester, Essex. CO2 8XG.

GUIDE PRICE £230,000 - £240,000 An excellent opportunity to purchase this brilliant starter home or investment property - a two bedroom mid-terraced house, situated to the south of Colchester with easy access to the Colchester Town Centre with a range of amenities close by. The property begins with an entrance hall which leads to the kitchen and the generous living room. The property also has a conservatory which the current owner is utilising as a dining room. To the first floor, there are two bedrooms and a three piece family bathroom suite. Outside, the property has a private, enclosed rear garden and also has a single garage with the unusual benefit of more than one parking space. Internal viewings are highly advised.



# Property Details.

## Ground Floor

### Entrance Hall

With access to Kitchen, door to;

### Kitchen



8' 9" x 8' 3" ( 2.67m x 2.51m ) Double glazed window to front, range of base and eye level units and drawers, roll edge work surfaces with inset sink and drainer unit, space for fridge/freezer, plumbing for washing machine, integrated oven and hob.

### Lounge



15' 2" x 11' 8" ( 4.62m x 3.56m ) Double glazed window to rear, radiator, stairs to first floor, door to:

## Dining Room (Conservatory)



11' 6" x 8' 10" ( 3.51m x 2.69m ) Brick and double glazed construction with windows and doors to rear giving access to garden.

## First Floor

### Landing

With doors to;

### Bedroom One



11' 11" max x 11' 8" max ( 3.63m max x 3.56m max ) Double glazed window to rear, radiator.

# Property Details.

## Bedroom Two



12' x 5' 7" ( 3.66m x 1.70m ) Double glazed window to front, radiator.

## Bathroom



Obscure double glazed window to front, white three piece suite comprising panel enclosed bath with electric shower over, wash hand basin with vanity cupboard below and low level w.c., tiled splashbacks, heated towel rail.

## Outside

### Rear Garden



The property has a private rear garden which is enclosed by panelled fencing with gated rear access.

### Garage & Parking

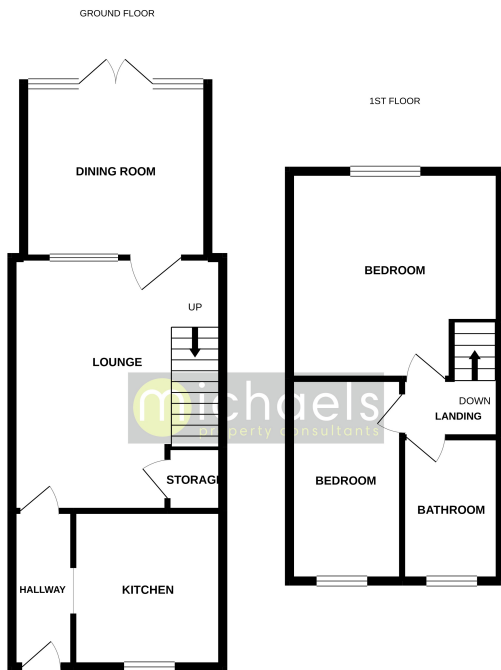
The property benefits from a single garage with parking in front. There is also a further shingle area providing further parking.

### Agents Note

Please be advised that a Section 21 of the Estate Agency Act 1979 applies in this instance, as the seller is an employee of The Michaels Property Group.

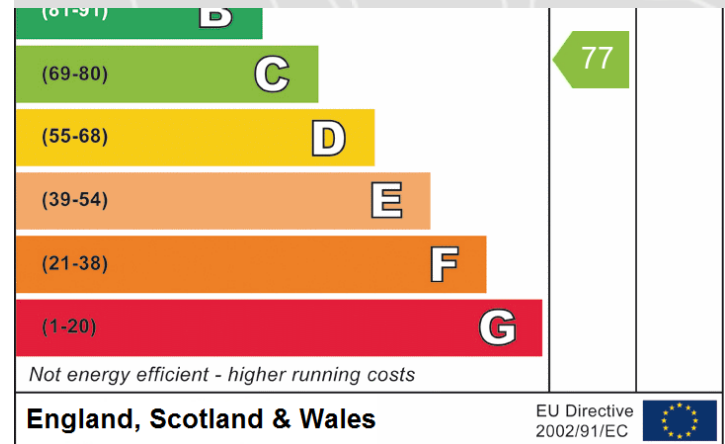
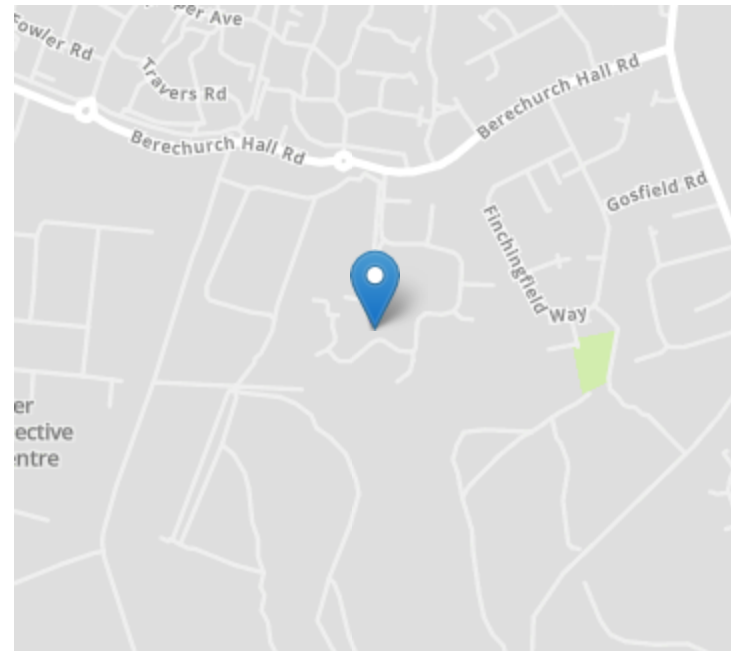
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the Floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and does not constitute an offer in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given. Home visit reference: 12/021

## 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.