



- Investment Opportunity - Currently Achieving £775pcm
- Two Bedrooms
- Victorian Terraced House
- Open Plan Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom

**20 Barrington Road, Colchester, Essex.
CO2 7RP.**

An investment opportunity sold with a tenant in situ is this two bedroom Victorian house located in the ever popular area of 'New Town' offering excellent access to the Colchester Town Centre and mainline train stations. Offering two bedrooms, an open plan lounge/diner, a fitted kitchen and a first floor three piece bathroom suite. Outside, the property enjoys a good sized rear garden which is enclosed by fencing. Currently let for £775pcm, we strongly advised an internal viewing.



Property Details.

Ground Floor

Lounge/Diner



24' 5" x 12' 3" (7.44m x 3.73m) With entrance door, UPVC double glazed window to front, two radiators, TV point, stairs rising to first floor, door to;

Kitchen



11' 10" x 7' 2" (3.61m x 2.18m) With UPVC double glazed window to rear, door to side, radiator, a range of matching eye level and base units with inset sink and drainer, space for kitchen appliances.

First Floor

Landing

With doors to;

Bedroom One



12' 0" x 10' 2" (3.66m x 3.10m) With UPVC double glazed window to front, radiator, built in wardrobes.

Bedroom Two



12' 1" x 7' 3" (3.68m x 2.21m) With UPVC double glazed window to rear, radiator.

Property Details.

Bathroom



With UPVC obscure double glazed window to rear, close coupled WC, wash hand basin, panelled bath with shower over.

Outside

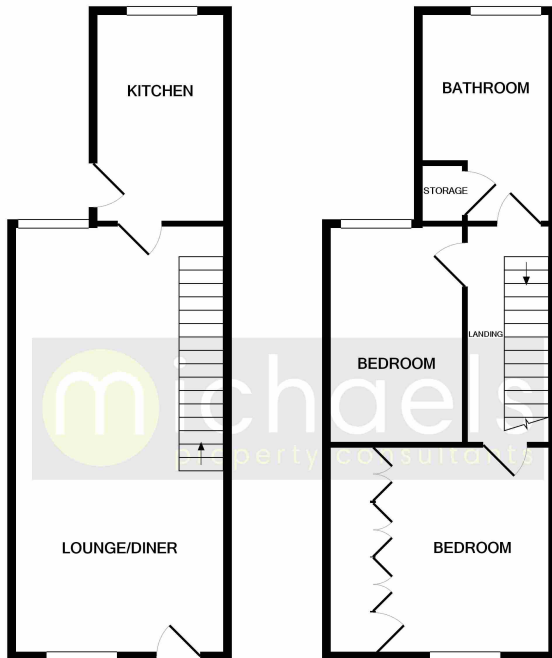
Rear Garden



A private rear garden enclosed by panel fencing.

Property Details.

Floorplans

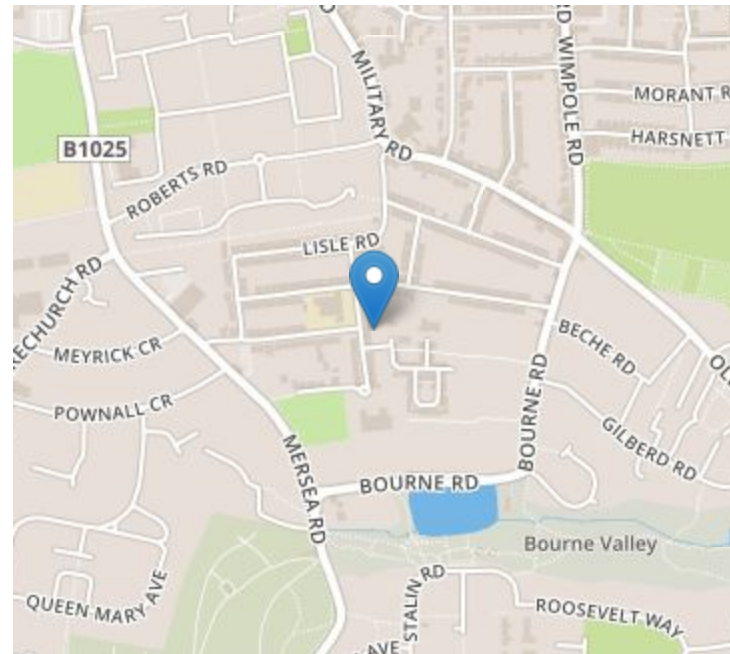


GROUND FLOOR

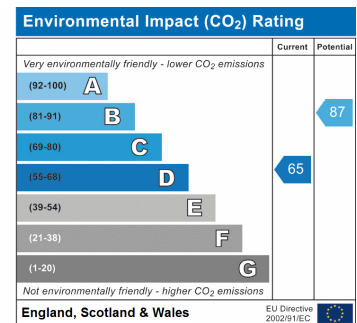
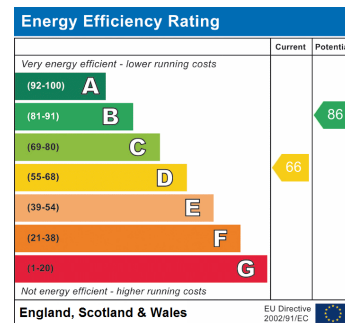
1ST FLOOR

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.