



- Charming Victorian Terrace Home
- Two Well Proportioned Bedrooms
- Close To Colchester's City Centre, Hythe Station & University Of Essex
- Two Reception Rooms
- Large Garden
- Well Presented Throughout
- On Street Parking Available
- Suitable For A First Time Buyer Or Working Professional

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

A charming two bedroom Victorian terrace home, positioned in Central Colchester & within moments of Colchester's vibrant City Centre, Hythe Station (offering links to London Liverpool street Station), University Of Essex, Tesco Superstore and an array of excellent amenities. Making the ideal first time purchase or investment, accommodation is evenly distributed across two floors, with the ground floor accommodation comprising of two spacious reception rooms, modern kitchen with space for appliances. To the first floor provides two generous bedrooms and a family bathroom. The property is complete with a low maintenance rear garden, which features a raised decking area, ideal for al-fresco dining, the remainder of the garden is laid to lawn with a patio pathway, there is also a shed to remain. Boundaries are formed by panel fencing. Parking is accessible on road for residents and guests alike. Early internal inspections are strongly advised to avoid disappointment.





# Property Details.

## Ground Floor

### Reception Room



12' 6" x 11' 9" (3.81m x 3.58m) UPVC window to front, stripped wood floor, radiator.

### Dining Room



12' 6" x 12' 6" (3.81m x 3.81m) UPVC window to rear, stripped wood floor, stairs to first floor, built in storage, radiator.

## Kitchen



11' 3" x 7' 5" (3.43m x 2.26m) UPVC window to rear and door to side, range of base and eye level units with work surface over, inset stainless steel sink unit, tiled splash back, electric hob with extractor over, integrated electric oven, space for fridge freezer, washing machine and dishwasher, tiled floor.

## First Floor

### Landing

Storage Cupboard, doors to:

### Master Bedroom



12' 8" x 12' 6" (3.86m x 3.81m) Two UPVC windows to front, radiator.

# Property Details.

## Bedroom Two



12' 5" x 7' 8" (3.78m x 2.34m) UPVC window to rear, cast iron fire place, radiator.

## Bathroom



UPVC window to rear, low level WC, vanity wash hand basin, corner bath with shower over, part tiled walls, stripped wood floor.

## Outside

### Front Garden

To the front of the property is a small enclosed garden with brick wall and path. Parking is accessible on road for residents and guests alike.

## Rear garden



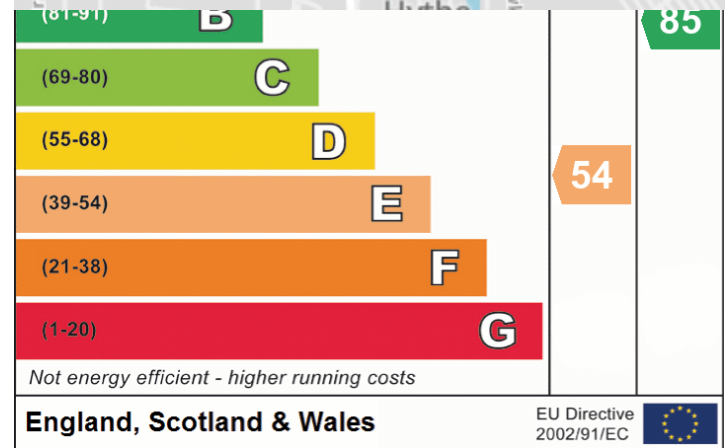
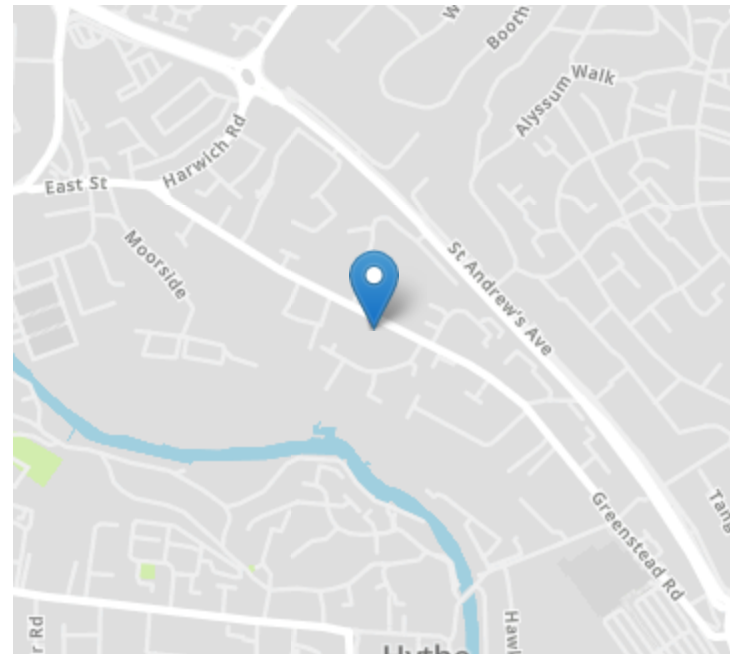
Low maintenance rear garden, which features a raised decking area, ideal for al-fresco dining, the remainder of the garden is laid to lawn with a patio pathway, there is also a shed to remain. Boundaries are formed by panel fencing.

# Property Details.

## Floorplans



## 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.