



- Guide Price £185,000 - £195,000
- Spacious Two Bedroom Victorian Terraced House
- Two Well Proportioned Reception Rooms
- Fitted Kitchen
- First Floor Family Bathroom Four Piece Suite
- Large Private Rear Garden
- Close To Amenities & Colchester's Hythe Station (Offering Direct Links To London Liverpool Street)

## 17 St Leonards Road, Colchester, Essex. CO1 2NU.

\*Guide Price £185,000 - £195,000\* This deceptive two bedroom Victorian middle terraced property is situated within close proximity to Colchester's vibrant town centre and would make the ideal first time purchase for any new homeowner. This much loved property boasts two well proportioned reception rooms and a large fitted kitchen to the rear of the property. The first floor accommodation allows for two large double bedrooms, featuring a 'Jack-Jill' style storage cupboard. The family bathroom suite can be found to the rear of the first floor and features a four piece bathroom suite & the added benefit of an additional wash hand basin.



# Property Details.

## Ground Floor

### Living Room



10' 7" x 10' 5" (3.23m x 3.17m) UPVC entrance door to front aspect, UPVC window to front aspect, radiator, exposed floorboards, communication input/output, further door to:

### Dining Room



10' 7" x 13' 11" (3.23m x 4.24m) UPVC window to rear aspect, radiator, stairs to first floor, step down to:

### Kitchen



6' 6" x 13' 6" (1.98m x 4.11m) A fitted kitchen comprising of a range of fitted base and eye level units with working surfaces over, inset electric fan assisted oven with four ring gas hob over & extractor hood over, space for freestanding fridge/freezer, space under counter for washing machine, tumble dryer, inset stainless steel sink, drainer and mixer tap over, tiled splash backs, wall mounted IDEAL gas boiler (with first annual service included), UPVC window to side and rear aspect, UPVC rear door to side aspect

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

# Property Details.

## Master Bedroom



10' 7" x 10' 5" (3.23m x 3.17m) UPVC window to front aspect, radiator, 'Jack-Jill' large storage cupboard, radiator

## Bedroom Two



7' 8" x 11' 5" (2.34m x 3.48m) UPVC window to rear aspect, radiator, 'Jack-Jill' large storage cupboard, radiator

## Family Bathroom



A large family bathroom suite comprising of a walk in shower cubicle, panel bath with taps over, W.C, x2 pedestal wash hand basins, bathroom storage units, UPVC window to rear aspect

## Garden & Outside

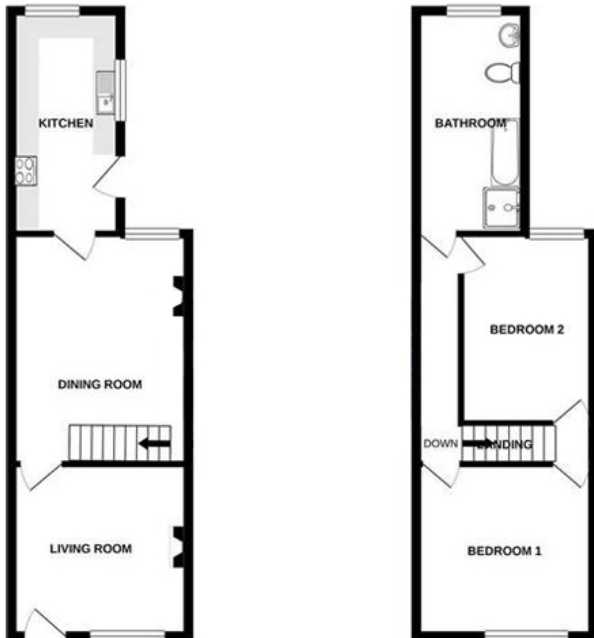


As previously mentioned, this property benefits from a large private garden. The garden commences with a concrete patio area, ideal for an outdoor seating area, with the rest of the garden predominately laid to lawn. The boundaries are formed by panel fencing.

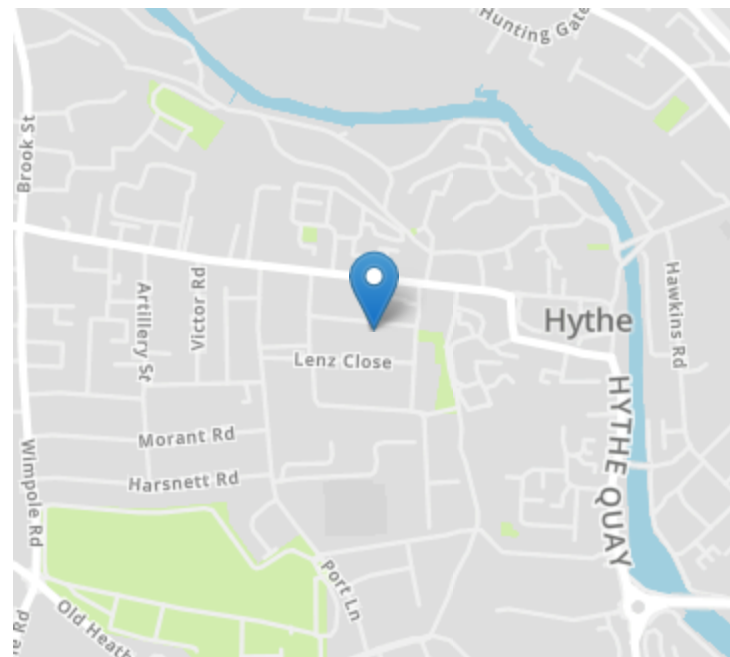
On road parking can easily be found to the front of the property for both residents and visitors alike.

# Property Details.

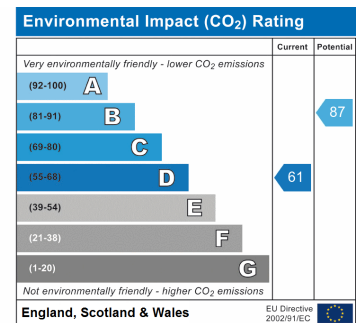
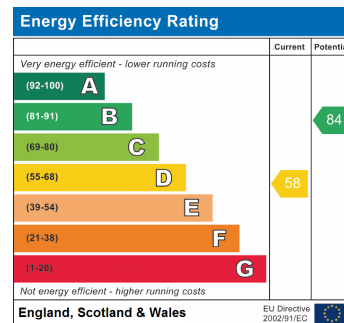
## Floorplans



## 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.