



- An Excellent First Time Buy Or Investment Property
- Two Bedroom Terraced House
- Two Reception Rooms
- Fitted Kitchen
- Four Piece Family Bathroom Suite
- Low Maintenance Garden
- Close To The Town Centre And Hythe Train Station

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

Presented to the market in excellent condition is this two bedroom Victorian middle terraced home situated within close proximity to Colchester's vibrant town centre, Hythe Train station with links to London Liverpool Street and a vast variety of local shops and schooling. An ideal first time purchase for any new homeowner, we strongly advised internal viewings. This much loved property boasts two well proportioned reception rooms, with the dining room open plan to a large fitted kitchen which provides access to the rear of the property. The first floor accommodation consists of a large master suite, second bedroom and a four piece family bathroom suite.





# Property Details.

## Ground Floor

### Living Room



12' 1" x 11' 0" (3.68m x 3.35m) With window to front, radiator, strip wood flooring, feature open fireplace with built in storage to the side, door to.

### Lobby

Stairs to first floor, doors to;

### Dining Room



12' 0" x 11' 0" (3.66m x 3.35m) With window to rear, strip wood flooring, under stairs storage cupboard, open fireplace, open to;

### Kitchen



13' 5" x 6' 2" (4.09m x 1.88m) With window to side, door to rear garden, tiled floor, a range of matching eye level and base units with drawers and wooden worktops over, double inset butler sink, De Longhi gas range cooker, space for other kitchen appliances.

## First Floor

### Landing

With doors to;

### Bedroom One



12' 0" x 11' 0" (3.66m x 3.35m) With window to front, radiator, built in cupboard.

# Property Details.

## Bedroom Two



7' 3" x 12' 0" (2.21m x 3.66m) With window to rear, radiator.

## Bathroom



Four piece bathroom suite offering a obscure window to rear, fully tiled, bath tub with mixer taps, wash hand basin, low level WC and shower cubicle.

## Outside

### Rear Garden



The property comes with a generous low maintenance rear garden which has a right of way access from the neighbouring property and also provides access to an outbuilding which houses the washing machine.

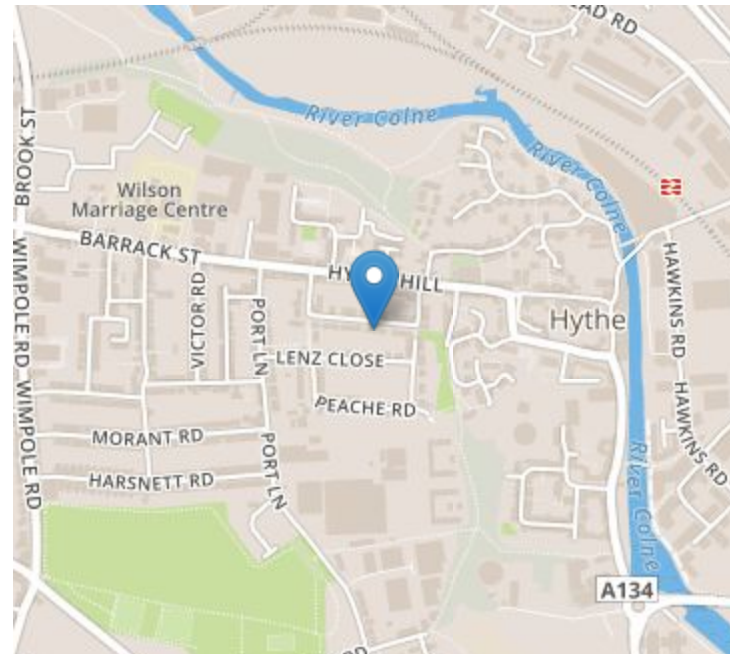


# Property Details.

## Floorplans



## Location



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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## 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.