




**11 Lordswood Road, Colchester, Essex.
CO2 9HZ.**

* Guide Price £270,000 to £280,000 * Privileged with the instructions to market this stunning two bedroom end of terrace house, located in a desirable residential area in Colchester. This modern property boasts a range of contemporary features and modern finishes throughout, making it the perfect home for those who appreciate style and functionality.

- Ideal First Time Purchase
- Conservatory
- Straight Forward Access Into Colchester's City Centre
- Good Size And Well Presented End Terraced Property
- Two Well Portioned Bedrooms
- Modern Family Bathroom Suite
- Lightly Refurbished By The Current Owners, With Modern Finishes Throughout
- Prime South Colchester Position
- Close Proximity To Local Schooling, Amenities & Bus Routes
- Allocated Parking & Private Enclosed Rear Garden



Call to view 01206 576999 

Property Details.

Ground Floor

Entrance Hall

Main door leading into entrance hallway, stairs to first floor, door leading to:

Living Room



16' 4" x 10' 5" (4.98m x 3.17m) UPVC bay window to front aspect, radiator, door into:

Kitchen/Dining Room



16' 2" x 9' 7" (4.93m x 2.92m) Full range of eye level base units, cupboards and work surfaces, space for dishwasher, fridge/freezer and washing machine, wood effect flooring throughout, UPVC window to front and side aspect, spot lighting, large pantry cupboard and understairs storage cupboard, five ring gas hob with electric fan assisted oven.

Conservatory

9' 2" x 8' 9" (2.79m x 2.67m) UPVC windows and doors to garden area, tiled flooring.

First Floor

Landing

UPVC window to rear aspect, door leading to:

Bedroom One



16' 4" x 10' 6" (4.98m x 3.20m) UPVC bay window to front aspect, two built in wardrobes, third inset cupboard currently utilised as a dressing area, radiator.

Bedroom Two



10' 6" x 9' 7" (3.20m x 2.92m) UPVC bay window to front aspect, radiator, built in wardrobe.

Property Details.

Bathroom



6' 5" x 5' 4" (1.96m x 1.63m) Panelled bath with shower over, low level W.C, hand wash basin, obscured window to rear aspect, tiled effect flooring, spot lighting.

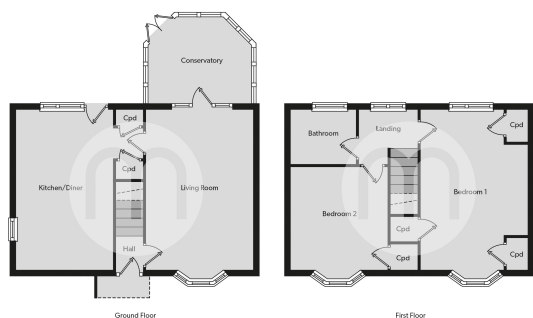
Outside



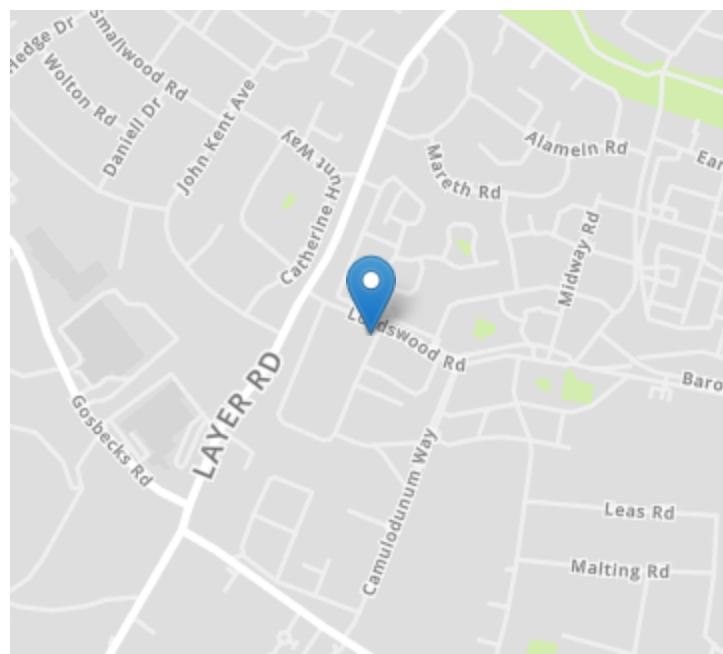
As previously mentioned the property benefits from a private garden, which is the perfect space for relaxing and enjoying the outdoors. The garden is predominantly laid to lawn with a range of raised sleepers with attractive planting areas, as well as a paved patio, making it the ideal space for al fresco dining or entertaining.

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.