



- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Ideal For First Time Buyers, Families Or Working Professional
- Low Maintenance Courtyard Style Garden
- No Onward Chain
- Newly Renovated Two Bedroom Detached House
- Walking Distance Of Colchester Train Station
- Set Within The Popular Maldon Road District
- Basement Room Offering Versatility

55 Butt Road, Colchester, Colchester, Essex. CO3 3BZ.

**** Guide Price £275,000 to £290,000 **** An exciting opportunity to purchase this tastefully refurbished and redecorated two bedroom detached house, conveniently located in the City centre with excellent access to Colchester's vibrant lifestyle. The city centre offers a range of high class restaurants, boutiques and shops and is within walking distance to Colchester's city train station, offering links to London Liverpool Street. This stunning home is offered in excellent condition and has been upgraded and improved by the current owner. This deceptively spacious home would make an ideal purchase for any prospective first time buyer or professional couple.

Internally the accommodation comprises of a welcoming living room leading into a



Call to view 01206 576999



Property Details.

Ground Floor

Living Room



12' 2" x 10' 9" (3.71m x 3.28m)

Kitchen



8' 10" x 6' 7" (2.69m x 2.01m)

Dining Room



12' 2" x 11' 11" (3.71m x 3.63m)

Basement



12' 2" x 8' 8" (3.71m x 2.64m)

First Floor

Landing

Property Details.

Bedroom One



12' 2" x 12' 0" (3.71m x 3.66m)

Bedroom Two



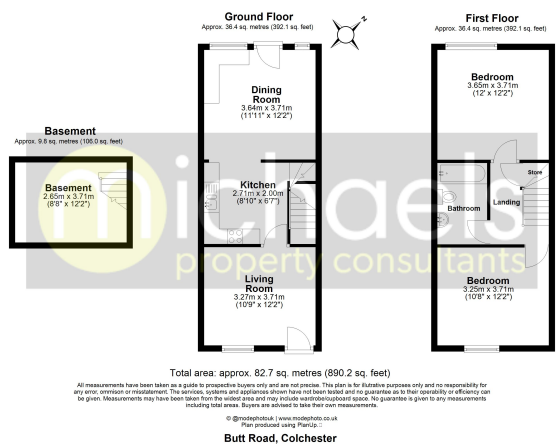
12' 2" x 10' 8" (3.71m x 3.25m)

Bathroom

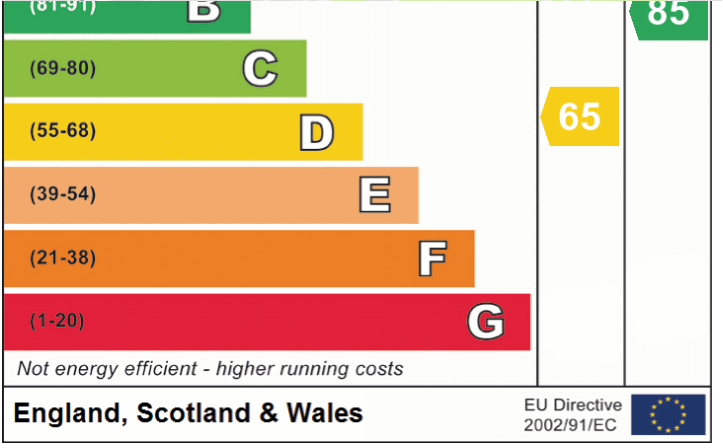


Property Details.

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.

