



- A Deceptively Spacious Two Bedroom Terraced Home
- Maintained To A Very High Standard
- Modern & Well-Equipped Kitchen
- Downstairs Cloakroom
- Large Living Room With Patio Doors To Rear Garden
- Two Double Bedrooms
- Built In Wardrobes & Storage
- First Floor Family Bathroom
- Private & Enclosed Rear Garden
- Allocated Off Road Parking For Two Vehicles

## 26 Richmond Road, Colchester, Essex. CO2 7FR.

Richmond Road, a deceptively spacious two bedroom terrace home, presented to the open market in first class order and presenting itself as the ideal first time purchase. Suitable for; an individual, couple, working professional or small family, this home is favourably positioned within a stones throw of the picturesque Abbey Fields and a short walk to the city centre. With the city centre moments away, it offers a range of useful amenities, restaurants, bars, boutiques and stores within easy access. It also provides quick access to the city centre station, offering connecting trains to London Liverpool Street - ideal for the commuter. With homes in this area in high demand, we advise arranging your appointment to visit and appreciate just how well-maintained this home is, as well as to prevent disappointment with the inevitable sale.



# Property Details.

## Ground Floor

### Entrance Hall

3.47m x 1.9m (11' 5" x 6' 3") Entrance door to front aspect, radiator, stairs to first floor, doors and access/open plan to:

### Downstairs Cloakroom

0.92m x 1.71m (3' 0" x 5' 7") Window to front aspect, W.C, wash hand basin, radiator

### Kitchen



3.25m x 1.67m (10' 8" x 5' 6") A well-appointed modern kitchen comprising of; a range of modern fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, inset oven, grill, hob and extractor fan over, wall mounted gas boiler, space for fridge/freezer, space under-counter for further appliance, drawers, window to front aspect

## Reception Room



3.69m x 4.32m (12' 1" x 14' 2") Patio doors to rear aspect (leading to rear garden), radiator, communication points, storage cupboard

## First Floor

### Landing

2m x 2.3m (6' 7" x 7' 7") Stairs to ground floor, doors and access to:

# Property Details.

## Master Bedroom



2.46m x 3.72m (8' 1" x 12' 2") 246m x 3.72m (807' 1" x 12' 2")  
Window to rear aspect, radiator, built in wardrobes

## Bedroom Two



3.7m x 2.72m (12' 2" x 8' 11") Window to front aspect, storage cupboard, radiator

## Family Bathroom



1.69m x 2.36m (5' 7" x 7' 9") Modern bathroom comprising of;  
panel bath with screen and shower over, W.C, pedestal wash hand basin, radiator

## Outside, Garden & Parking



As mentioned previously, this property comes complete with a private and enclosed rear garden. The garden is formed by a patio, central area laid to lawn and benefits from a garden shed. There is also secure gated rear access. The garden proves to be the ideal place for quiet reflection, whilst also offering itself as the perfect place for al-fresco dining. Boundaries are formed by panel fencing.

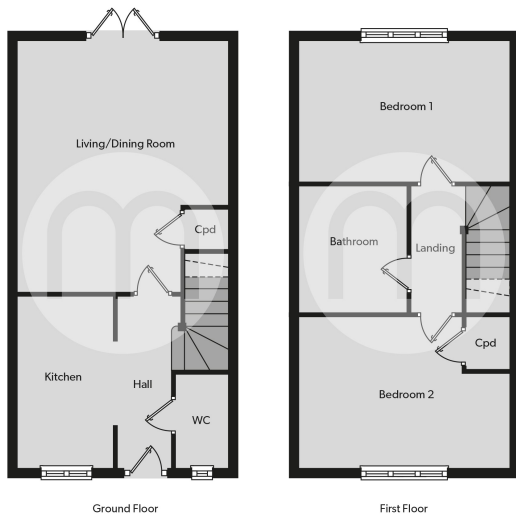
To the front, this property is spoilt with two allocated parking spaces.

## Additional Information

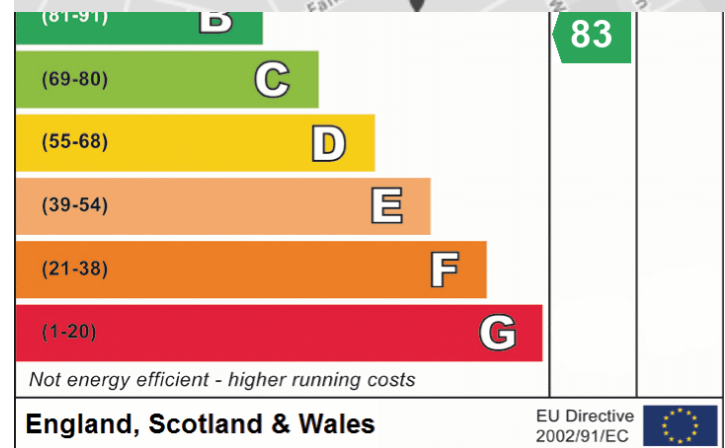
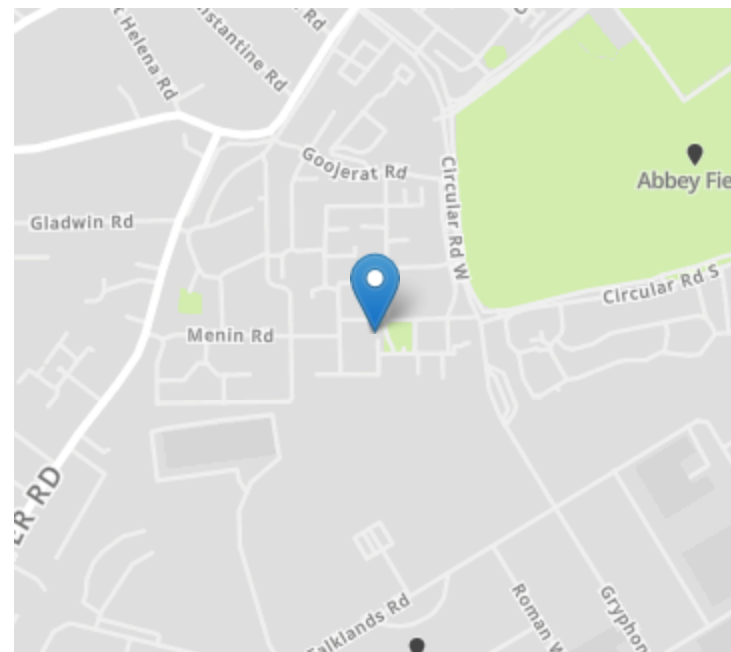
Please be advised an estimated estate charge of £13.00 PCM is payable to Trinity Estates, who oversee the immediate development. We advise all interested parties to confirm this figure with their respective solicitor, at an early stage of their conveyance and to prevent any discrepancy, as the above information has been provided in good faith by our client.

# 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.