



- Charming Two Bedroom End Of Terrace Home
- Two Reception Rooms
- Fitted Kitchen With Space For Appliances
- Two Double Bedrooms
- First Floor Bathroom Suite
- Large & Private Rear Garden, Landscaped meticulously
- Close To Amenities & Station
- Perfect First Time Purchase Or Investment

## 163 Greenstead Road, Colchester, Essex . CO1 2SP.

This charming and quaint two bedroom end of terrace home resides to the East of Colchester and would prove to make the ideal first time purchase or investment for any prospective purchaser. Presented to the market in good order by the current vendors, highlights of this property include two sizeable reception rooms & a fitted kitchen with space for appliances. The first floor comprises of two large double bedrooms and a family bathroom suite. This home benefits from a generous private rear garden, this of which has been landscaped meticulously by the current vendors and features a raised patio area with the remainder laid to lawn and comes complete with the benefit of a garden shed.



# Property Details.

## Living Room



10' 2" x 11' 9" (3.10m x 3.58m) UPVC window to front aspect, UPVC entrance door to front aspect, wood floor throughout, radiator, further door to:

## Inner Hall

Stairs to first floor, door to living & dining room:

## Dining Room



10' 9" x 11' 8" (3.28m x 3.56m) Radiator, wood effect laminate flooring throughout, electric feature fire place, variety of communication points, under stairs storage cupboard, UPVC window to rear aspect, alcove to kitchen:

## Kitchen



11' 0" x 6' 9" (3.35m x 2.06m) Tiled floor throughout, variety of base and eye level units with roll top working surfaces over, inset four ring gas hob with extractor fan over, inset electric fan assisted oven and grill, space for fridge/freezer, washing machine, dishwasher under counter, UPVC window to rear aspect, UPVC door to side aspect, inset spotlights

## First Floor

### First Floor Landing

Stairs to ground floor, doors to:

### Master Bedroom



10' 2" x 11' 9" (3.10m x 3.58m) UPVC window to front aspect, wood effect laminate flooring, radiator, loft access, door to inner hallway

# Property Details.

## Bedroom Two



11' 2" x 9' 4" (3.40m x 2.84m) UPVC window to rear aspect, radiator, door to inner hallway

## Inner Hallway

doors to all bedrooms and bathroom:

## Bathroom



UPVC window to rear aspect, wood effect laminate flooring, radiator, panel bath with screen and shower over, W.C, wall mounted Glowworm gas boiler, pedestal wash hand basin, inset spotlights

## Rear Garden & Outside

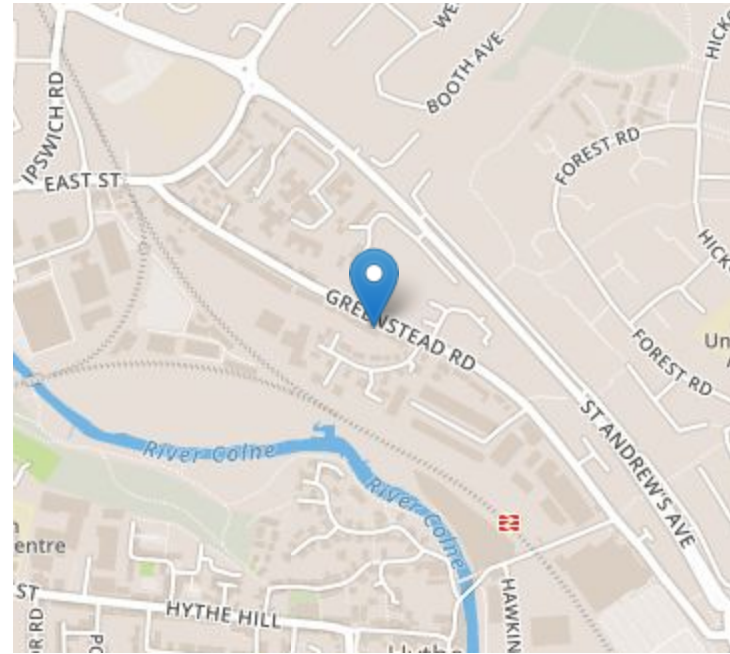


As previously mentioned this property benefits from a generous private rear garden, accessible from the kitchen and there is also a gate providing side access. The garden features a raised patio area and an array of potted plants and is ideal for a small firepit/chimnea and outdoor dining table. There is a long & narrow concrete path leading to the rear of the garden with the remainder laid to lawn. The boundaries are formed by well maintained panel fencing and conifer hedge boarders. To the rear of the garden, there is a section laid with slate chippings where the benefit of a garden shed (which is to remain) can be found. Parking is easily accessible on road without any permit necessary.

# 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.