



- End Of Terrace
- Two Bedrooms
- Lounge/Diner
- Modern Bathroom And Kitchen
- Private Rear Garden
- Off Road Parking

### 103 Lisle Road, Colchester, Essex. CO2 7SA.

This two bedroom end of terraced home conveniently located within walking distance to Colchester Town Centre, mainline train stations and many local amenities. Boasting two double bedrooms, open plan lounge/diner, modern kitchen and bathroom, private rear garden and off road parking.





# Property Details.

## Ground Floor

### Living Room



12' 3" x 10' 6" (3.73m x 3.20m) UPVC window and entrance door to front, fire place, radiator.

### Dining Room



14' 5" x 10' 5" (4.39m x 3.17m) UPVC window to rear, stairs to first floor, radiator.

### Kitchen



12' 10" x 6' 9" (3.91m x 2.06m) UPVC window to rear, range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, electric oven and hob, plumbing for washing machine, space for fridge/freezer.

## First Floor

### Landing

Storage cupboard, access to part boarded loft.

### Bedroom One



11' 9" x 10' 6" (3.58m x 3.20m) UPVC window to front, radiator.

# Property Details.

## Bedroom Two



11' 7" x 7' 6" (3.53m x 2.29m) UPVC window to rear, radiator.

## Bathroom



UPVC window to rear, low level WC, pedestal wash hand basin, panel bath with shower over, radiator.

## Outside

### Rear Garden



Enclosed by fencing with gated side access, patio area leading to lawn.

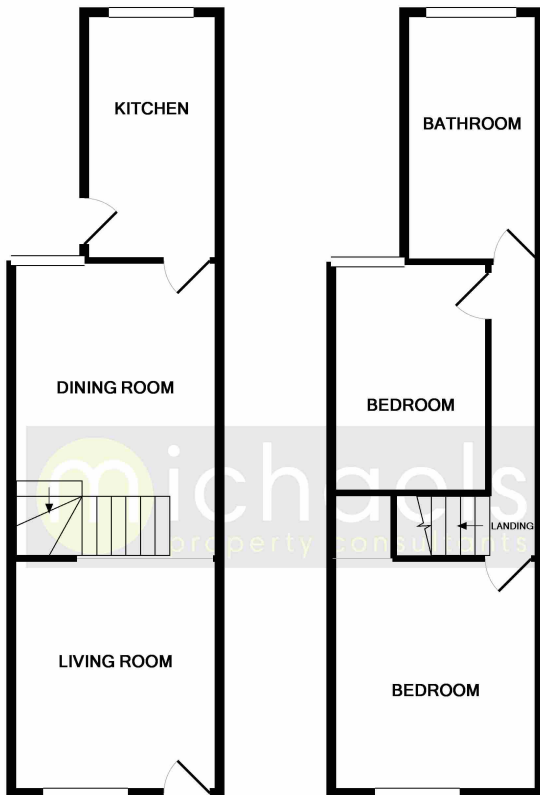
### Parking

Added benefit of off road parking to the front of the property.



# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.5 SQ.M.)

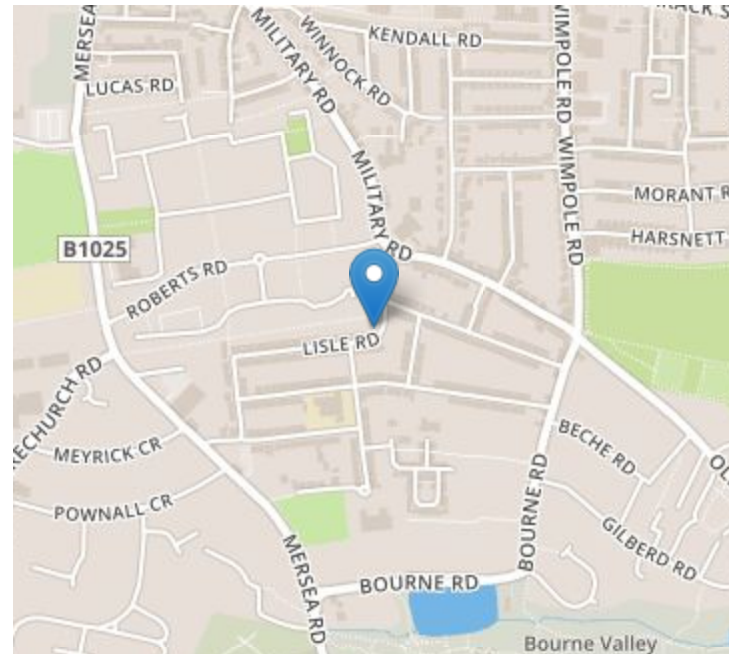
1ST FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

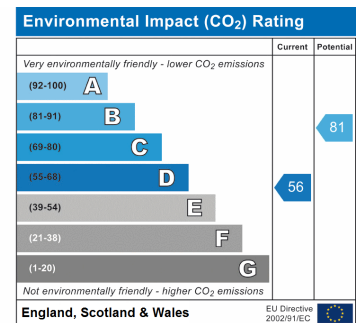
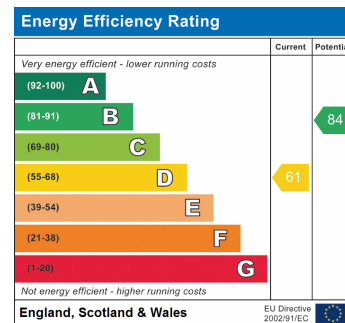
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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.