



- Impressive Two Bedroom Period Home
- Victorian 'Bay Fronted'
- Highly Sought After Location
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Contemporary First Floor Bathroom
- Landscaped Garden
- Close To Town And Station

## 21 New Town Road, Colchester, Essex. CO1 2DH.

An Impressive, two bedroom 'Bay Fronted' Victorian semi-detached house positioned in this favourable location, in arguably one of the most sought after roads in New Town with excellent access to the Town Centre and Train Station. The current vendors have beautifully maintained and improved this period home, to offer a perfect blend of old and new. Highlights of this exceptional home include an entrance hall which opens to a spacious open plan lounge/diner, a modern fitted kitchen, utility room/sun room, two sizeable double bedrooms and a contemporary first floor bathroom - accessed independently from the landing.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and door to.

### Lounge/Diner



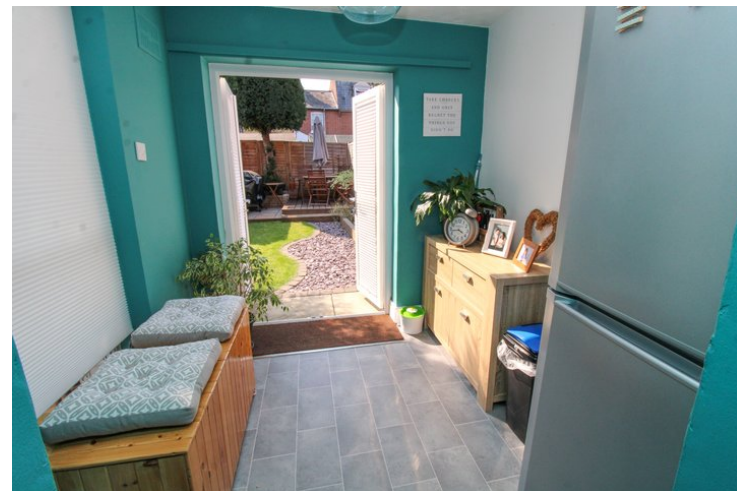
22' 2" x 11' 4" (6.76m x 3.45m) With Bay Fronted window to front, window to rear, radiator, feature fireplace, under stairs storage cupboard, door to kitchen.

### Kitchen



9' 1" x 7' 2" (2.77m x 2.18m) A modern fitted kitchen with two windows to side, a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, tiled splashback, electric oven and hob with, space for washing machine, open to utility room/sun room.

## Utility Room/ Sun Room



7' 4" x 7' 1" (2.24m x 2.16m) With French doors to rear, window to side, space for fridge/freezer.

## First Floor

### Landing

With loft access, airing cupboard and doors to.

### Bedroom One



13' 1" x 10' 6" (3.99m x 3.20m) With two windows to front, radiator, boiler cupboard.

# Property Details.

## Bedroom Two



11' 2" x 8' 6" (3.40m x 2.59m) With window to rear, radiator.

## Bathroom



A contemporary bathroom suite with obscure window to rear, close coupled WC, wash hand basin, 'P' shaped bath with shower over and shower screen, heated towel rail.

## Outside

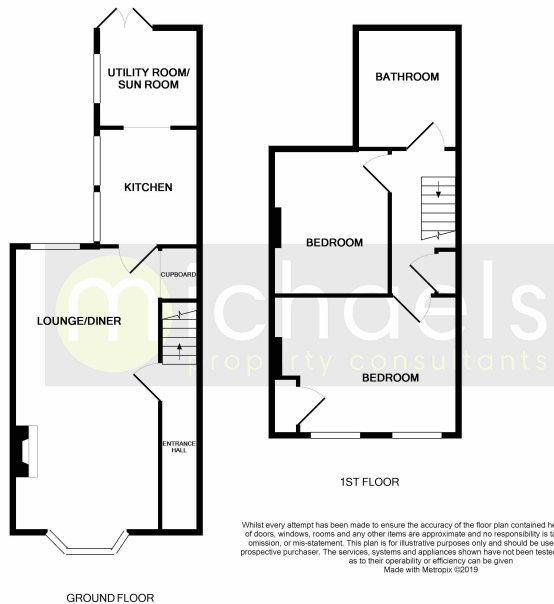
### Rear Garden



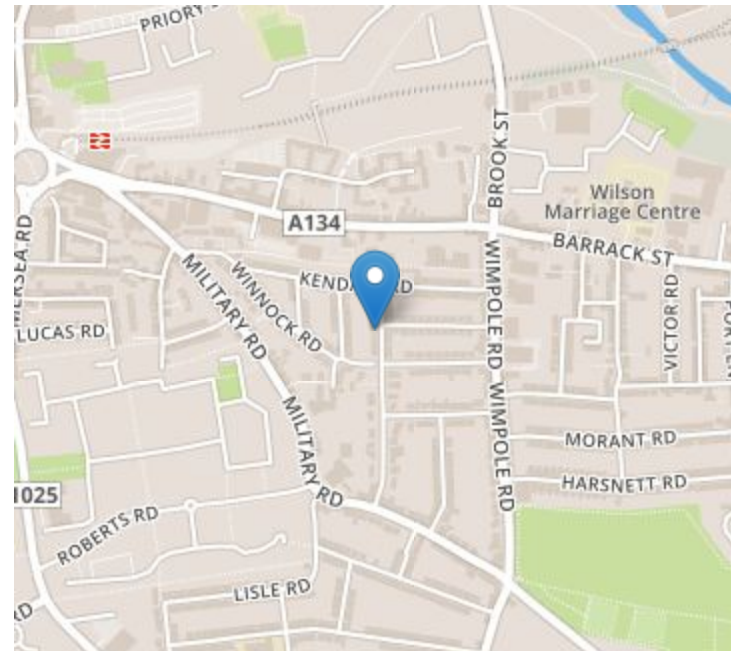
The rear garden comprises of a generous patio area, fully landscaped lawn with shrubs and flower beds, garden shed, decking area suitable for bistro set, gated side access and fully enclosed by panel fencing.

# Property Details.

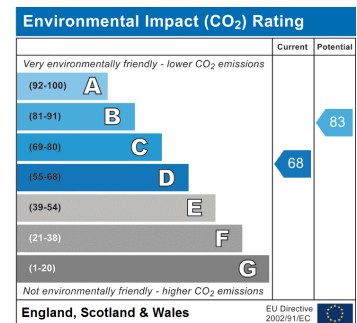
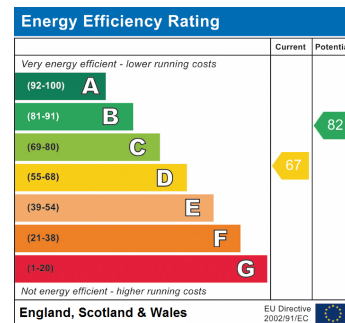
## Floorplans



## 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.