



**61 Military Road, Colchester, Colchester, Essex. CO1 2AW.**

**\*\*Guide Price £250,000 - £275,000\*\*** A fantastic opportunity to purchase a refurbished two bedroom period home, in the heart of Colchester's colourful city centre and within moments of an array of shops, restaurants, bars and leisure facilities. Presenting itself as the ideal first home or investment, presented neutrally throughout and offering a deceptive amount of reception and bedroom accommodation, this home is not to be missed. Renovated with energy efficiency in mind, it comes complete with solar panels, ensuring energy consumption and costs are kept at a minimum.



- **\*\*Guide Price £250,000 - £275,000\*\***
- Close To City Centre Station - Offering Direct Links To London Liverpool Street Within The Hour
- Refurbished Two Bedroom Period Home
- Large Living Room
- Impressive Dining Room
- Modern Galley Kitchen With Space For Appliances
- Downstairs W.C & Utility Space
- Large Master Bedroom & Generously Proportioned Second Bedroom
- First Floor Family Bathroom
- Enclosed Rear Garden
- Benefitting From Solar Pannell's

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# Property Details.

## Ground Floor

### Reception Room



11' 9" x 11' 9" (3.58m x 3.58m) Window to front aspect, feature fireplace, cupboard housing consumer unit, wall mounted heater, access to:

### Inner Hall

Stairs to first floor, access to:

### Dining Room



12' 1" x 12' 3" (3.68m x 3.73m) Patio doors to rear aspect (leading to rear garden), wall mounted electric heater, under-stairs cupboard, opening to:

## Kitchen



13' 9" x 5' 9" (4.19m x 1.75m) Wood effect flooring, window to side aspect, a range of modern fitted base and eye level units with worksurfaces over, inset sink, drainer and tap over, space under counter and to side of units for appliances, inset hob with extractor fan over, inset oven, wall mounted lights, inset spotlights, door to:

## W.C & Utility



6' 2" x 3' 2" (1.88m x 0.97m) W.C, wash hand basin, space and plumbing for washing machine/further appliance

## First Floor

### Landing

Stairs to ground floor, inset spotlights, doors to:

# Property Details.

## Master Bedroom



15' 6" x 12' 1" (4.72m x 3.68m) Window to front aspect, wall mounted heater

## Bedroom Two



11' 9" x 8' 4" (3.58m x 2.54m) Window to rear aspect, wall mounted heater, over-stairs cupboard with sensor light

## First Floor Family Bathroom



9' 1" x 6' 4" (2.77m x 1.93m) Window to sider aspect, wood effect flooring, vanity wash hand basin, panel bath with screen and shower over, W.C

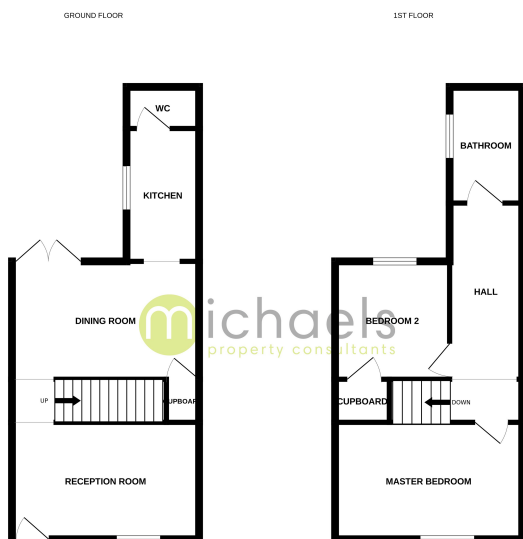
## Outside & Garden



Outside, a charming and enclosed rear garden is on offer, featuring a patio area that is ideal for a bistro table and chairs, whilst the remainder is laid to lawn. A side tunnel/access leads to the front of the house, were the front garden is enclosed by a handsome cast iron rail.

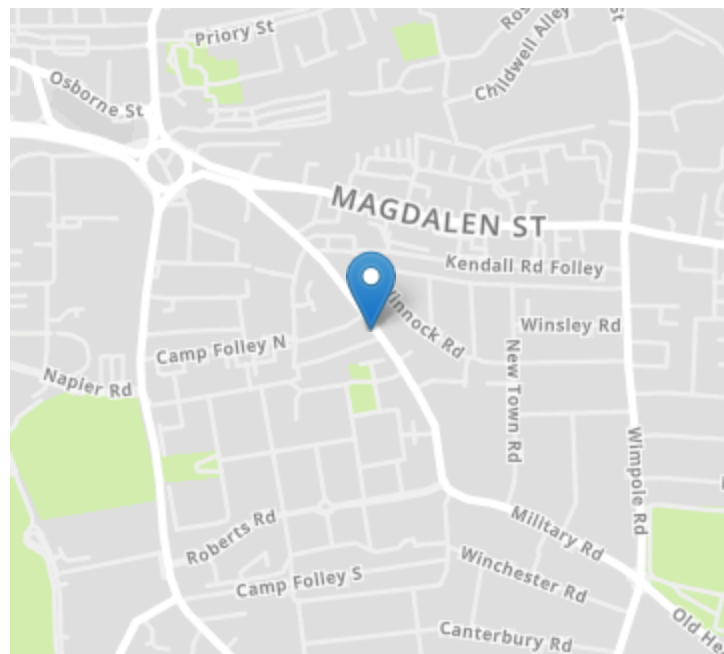
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of actual features, walls and any other items are not guaranteed and are responsible to the buyer. Any errors or omissions are the responsibility of the buyer. This plan is for guidance only and should not be used as a basis for any financial commitment. The agent is not responsible for any errors or omissions. Plans are for guidance only.

## 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.