



- Calling All First Time Buyers & Investors
- Elevated Two Bedroom Middle Terrace Home
- Mature Frontage
- Two Sizeable Reception Rooms
- Kitchen With Space For Appliances
- Ground Floor Bathroom & W.C.
- Two Well Proportioned Bedrooms
- Private & Enclosed Rear Garden
- Close To Town Centre, Hythe Station & An Array Of Amenities
- Early Enquiries Encouraged To Prevent Disappointment

## 140 Greenstead Road, Colchester, Essex . CO1 2SN.

\*Sold Subject To Contract Prior To Marketing - Please Call A Consultant To Register Your Details For Ongoing Property Updates Today!\* Elevated and boasting mature frontage, this two bedroom middle terraced home resides in central Colchester and is within easy access of the town centre, Hythe Station with connections to London Liverpool Street Station, Tesco Hythe and the University of Essex. It also served by an excellent bus network, providing access to all neighbouring parts of town.





# Property Details.

## Ground Floor

### Entrance Porch

Entrance door to front aspect, window to side aspect, door providing access to:

### Reception Room



15' 1" x 11' 7" (4.60m x 3.53m) Double glazed window to front aspect, radiator, feature fireplace, television/telephone point, wood effect laminate flooring, further door to:

### Dining Room



10' 6" x 7' 5" (3.20m x 2.26m) Double glazed window to rear aspect, radiator, stairs leading to first floor, door to:

## Kitchen



8' 9" x 8' 6" (2.67m x 2.59m) A neutral white fitted kitchen comprising of; a range of base and eye level units with work surfaces over, inset stainless steel sink, drainer and mixer tap over, inset electric fan assisted oven, inset hob and extractor fan over, white brick tiled splash back, space for appliances, double glazed window and door to side aspect (providing access to rear garden), vinyl floor, door to:

## Family Bathroom



9' 4" x 5' 3" (2.84m x 1.60m) Family bathroom suite comprising of panel bath with tiled wall behind, shower over and curtain, pedestal wash hand basin, double glazed window to side, radiator, door to separate W.C

## First Floor

### First Floor Landing

Stairs to ground floor, doors to:

# Property Details.

## Master Bedroom



12' 6" x 11' 7" (3.81m x 3.53m) Double glazed window to front aspect, radiator, inset wardrobes x2 with overhead storage

## Bedroom Two



10' 9" x 4' 8" (3.28m x 1.42m) Double glazed window to rear aspect, radiator

## Outside, Garden & Parking



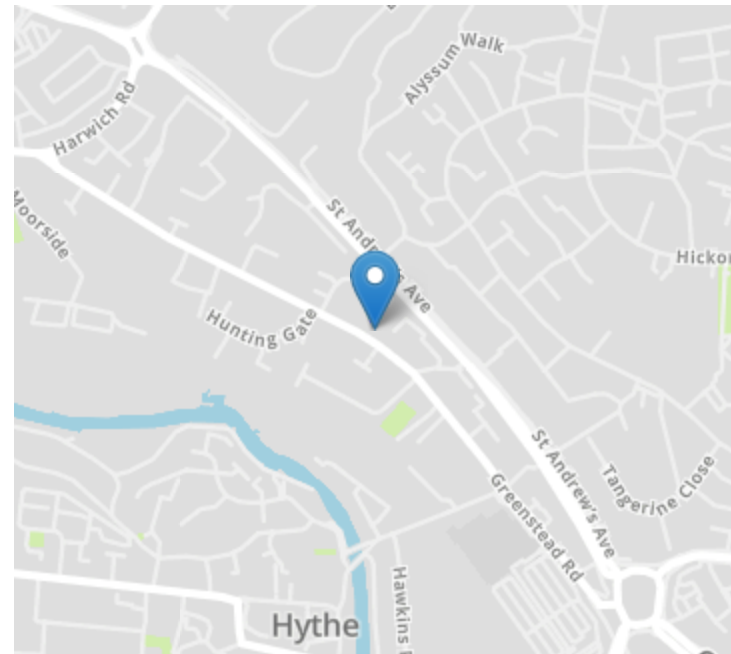
Generous outdoor space is offered in the form of a private, enclosed rear garden. Divided across two levels, the garden commences with a patio area, with steps leading up to an area which is predominantly laid to lawn. As previously mentioned, the property benefits for large frontage and the property is set back from the road and public footpath, providing privacy. Parking is accessible on road for residents and visitors alike.



# 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.