



- Sought After Location
- No Chain
- Modern Bathroom And Kitchen
- Two Sizeable Bedrooms
- Private Decking Area To Rear
- On Road Parking
- Close To Town & Station
- Must Be Viewed To Be Appreciated

17 New Park Street, Colchester, Essex. CO1 2NA.

GUIDE PRICE £150,000 - £160,000 This charming Victorian terrace house is located within close proximity to very good primary & secondary schools, walking distance to mainline train station to London Liverpool street, a choice of shops & supermarkets and walking distance to Colchester town centre. The property comprises of living room with original features, modern fitted kitchen/dining room, family bathroom, two first floor sizeable bedrooms and to the rear there is a private decking area. Outside there is parking available on the road. Offered with no onward chain internal inspection is essential.



Property Details.

Ground Floor

Living Room



11' 3" x 11' 3" (3.43m x 3.43m) Entrance Door, UPVC window to front, feature fireplace, radiator, stairs to first floor, radiator, door to:

Kitchen



11' 3" x 10' 6" (3.43m x 3.20m) UPVC window to rear, range of base and eye level units with roll edge work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, space for appliances, plumbing for dish washer, electric cooker with gas hob, wood effect flooring, radiator.

Lobby

UPVC window to side, boiler, plumbing for washing machine.

Family Bathroom



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

First Floor

Landing

Bedroom One



11' 4" x 10' 9" (3.45m x 3.28m) UPVC window to front, over stairs cupboard, radiator.

Property Details.

Bedroom Two



11' 3" x 10' 6" (3.43m x 3.20m) UPVC window to rear, built in shelves, radiator.

Rear Garden

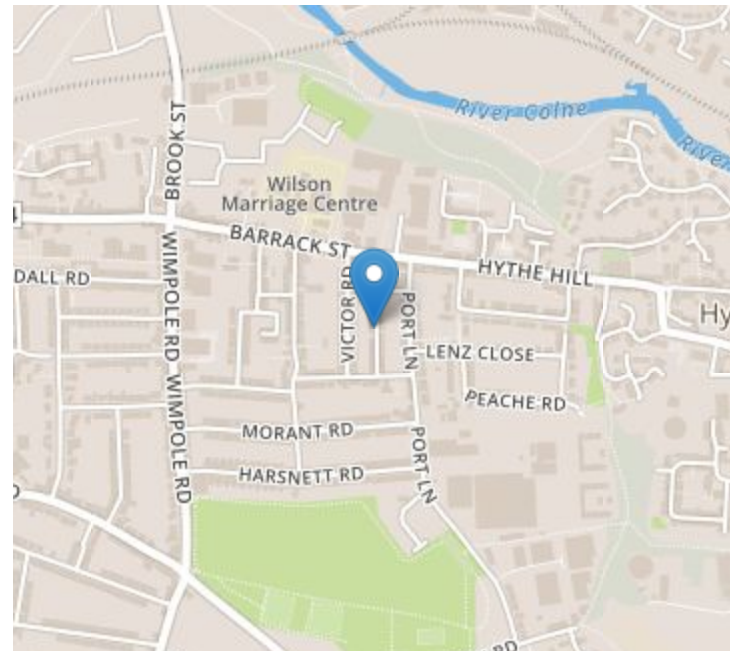


The rear garden has a decking area enclosed by panel fencing.

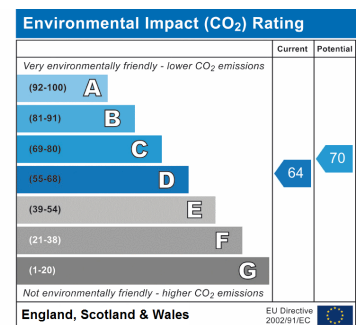
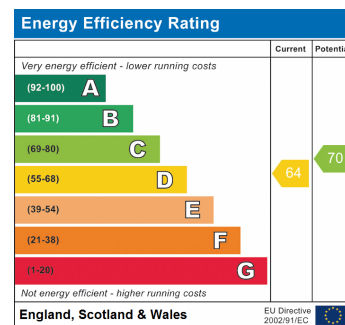
Property Details.

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.