



- GUIDE PRICE £220,000 - £230,000
- Victorian Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Modern Kitchen
- First Floor Bathroom
- Generous Rear Garden
- Close To The Town Centre

31 Bourne Road, Colchester, Essex. CO2 7LT.

An excellent opportunity to purchase this two double bedroom Victorian terraced home located within the highly sought after area of 'New Town' in Colchester with excellent access to Bourne Mill, Colchester Recreation Ground, The Town Centre with its vast array of high class shops and restaurants and the train station with links to London Liverpool Street. Presented to the market in pristine condition, this exceptional home would be ideal for any perspective first time buyer looking to purchase their first home. The internal accommodation comprises of an entrance porch, two reception rooms and a contemporary fitted kitchen. To the first floor, there are two sizeable bedrooms and a three piece family bathroom suite.



Property Details.

Ground Floor

Entrance Porch

With window to side, door to;

Dining Room



11' 4" x 10' 9" (3.45m x 3.28m) With window to front, feature fireplace, storage either side, radiator, door to;

Lounge



13' 0" x 11' 4" (3.96m x 3.45m) With window to rear, red brick fireplace, stairs rising to first floor with storage under, door to;

Kitchen



10' 4" x 7' 3" (3.15m x 2.21m) With window to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, gas hob with extractor hood over, tiled splashbacks, in-built oven, space for washing machine.

First Floor

Landing

With doors to;

Bedroom One



11' 6" x 11' 5" (3.51m x 3.48m) With window to rear, radiator, door to;

Property Details.

Bathroom



With window to rear, radiator, low level WC, wash hand basin, panelled bath with shower screen and shower over, tiled walls.

Bedroom Two



11' 4" x 10' 9" (3.45m x 3.28m) With window to front, radiator, built in cupboard.

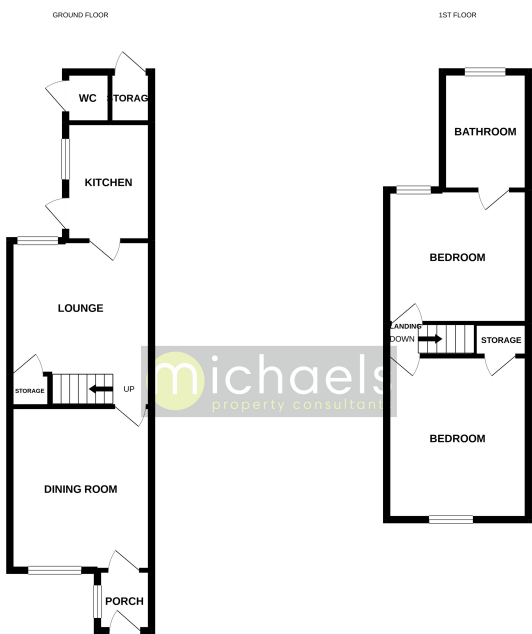
Outside



Outside, the property enjoys a sunny rear garden, which is enclosed by fencing and comes with an outdoor WC and storage shed. To the front, there is a block paved driveway which provides parking off road for one small car.

Property Details.

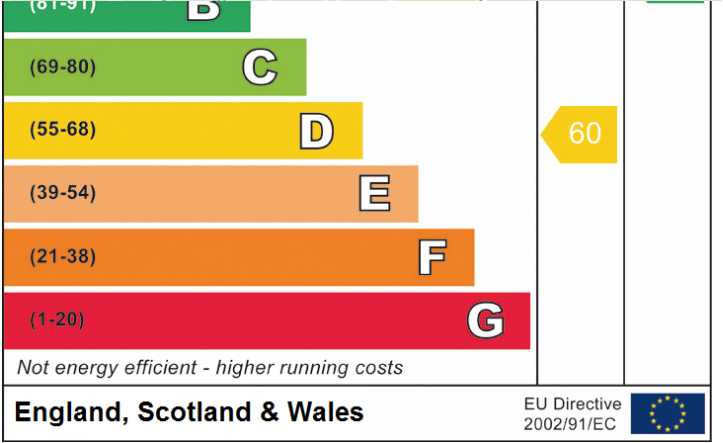
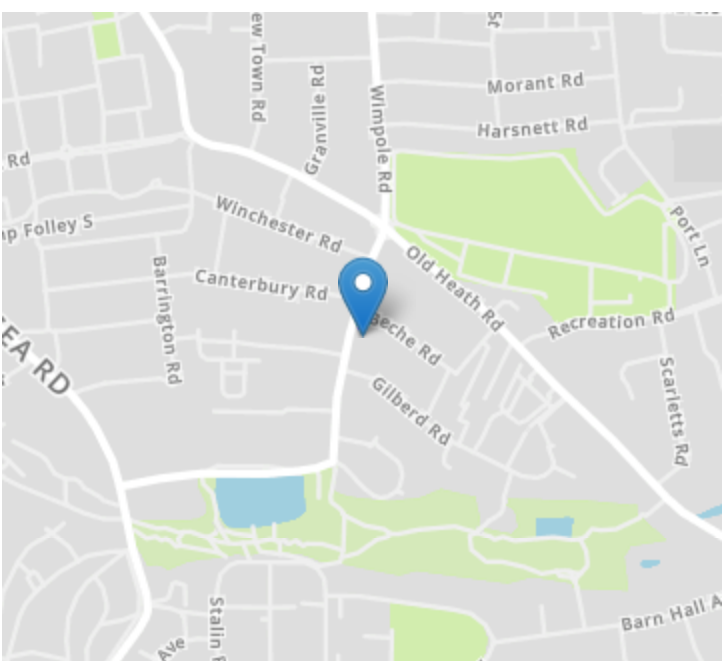
Floorplans



michaels
property consultants

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplans and measurements before proceeding with any purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.

Location



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.