



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

Three Bedroom Terraced Home – Central Colchester – Chain Free – New Town Road, CO1 – Offered chain free and ready for immediate occupation, this well-located terraced home presents an ideal opportunity for first-time buyers or investors alike. The accommodation includes an entrance porch leading into a spacious open-plan living and dining room, a fitted kitchen with tiled splashbacks and space for appliances, a useful utility area, and a ground floor tiled shower room with WC. To the first floor are two double bedrooms, along with a third bedroom suitable for use as a study, single bedroom, or dressing room.

- Three Bedroom Terraced Home
- City Centre Location – Easy Access To Amenities, Shops & Transport Links
- No Onward Chain
- Large Reception Room
- Utility Area
- Kitchen With Space For Appliances
- Ground Floor Shower Room
- Private & Enclosed City Centre Style Garden
- Summerhouse/Outbuilding
- Ideal First Home Or Investment Purchase



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# Property Details.

## Ground Floor

### Entrance Porch

### Living Room



11' 8" x 10' 6" (3.56m x 3.20m)

### Dining Room



11' 11" x 11' 8" (3.63m x 3.56m)

### Utility Area



11' 8" x 4' 4" (3.56m x 1.32m)

## Kitchen



8' 3" x 7' 0" (2.51m x 2.13m)

## Shower Room



7' 0" x 6' 5" (2.13m x 1.96m)

## First Floor

### Landing

### Master Bedroom



11' 8" x 10' 6" (3.56m x 3.20m)

# Property Details.

## Bedroom Two



11' 11" x 6' 1" (3.63m x 1.85m)

## Bedroom Three



8' 2" x 7' 0" (2.49m x 2.13m)

## Outside

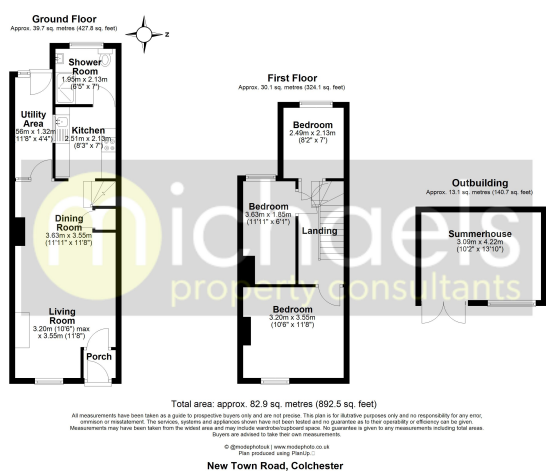
### Summerhouse



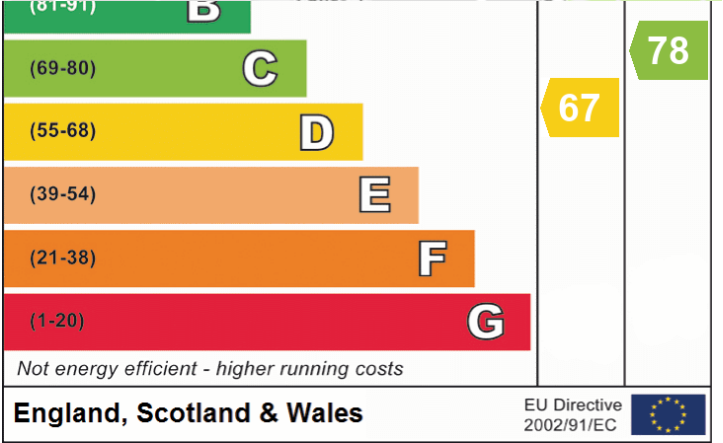
13' 10" x 10' 2" (4.22m x 3.10m)

# Property Details.

## Floorplans



## 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.