



- Ideal For A First Time Buyer, Working Professionals Or Investment Opportunity
- Exceptionally Presented And Upgraded Throughout
- Two Spacious Reception Room
- Two Well Portioned Bedrooms
- Modern Bathroom Suite
- Ground Floor Cloakroom
- Meticulously Finished To The Highest Of Standards
- Beautiful Kitchen
- Permit Parking

22 Cedars Road, Colchester, Essex. CO2 7BS.

****Guide Price £260,000 - £270,000**** Nestled on a charming residential street, Cedars Road is a delightful two bedroom mid-terrace family home that seamlessly combines modern features with Victorian charm. Impeccably renovated by its current owners, this property presents an inviting and tastefully designed living space, perfect for a growing family or those seeking a comfortable and stylish abode.



Property Details.

Ground Floor

Living Room



10' 2" x 10' 0" (3.10m x 3.05m) Main entrance door into living room, solid wood flooring, radiator, UPVC window to front aspect, door leading to:

Dining Room



10' 4" x 9' 8" (3.15m x 2.95m) Wall Mounted radiator, fireplace, UPVC window to rear aspect, large storage cupboard, door leading to:

Kitchen



11' 4" x 6' 0" (3.45m x 1.83m) A full range of modern eye level units, cupboards and work surfaces, integrated fridge & freezer, space for further appliances, wine cooler, tiled flooring, UPVC window to side aspect, pantry cupboard, door to:

Cloakroom

Low level W.C, hand wash basin, radiator.

First Floor

Landing

Access to loft hatch, door leading to:

Bedroom One



10' 3" x 9' 9" (3.12m x 2.97m) UPVC window to front aspect, radiator, storage cupboard.

Property Details.

Bedroom Two



10' 4" x 9' 8" (3.15m x 2.95m) Feature fire place, radiator, radiator, storage cupboard, door to:

Bathroom



11' 5" x 5' 8" (3.48m x 1.73m) Panelled bath with shower over, low level W.C, vanity wash basin, obscured window to rear aspect.

Outside

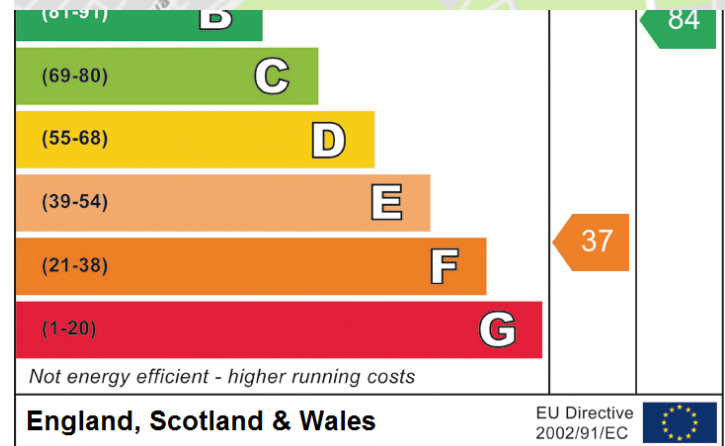
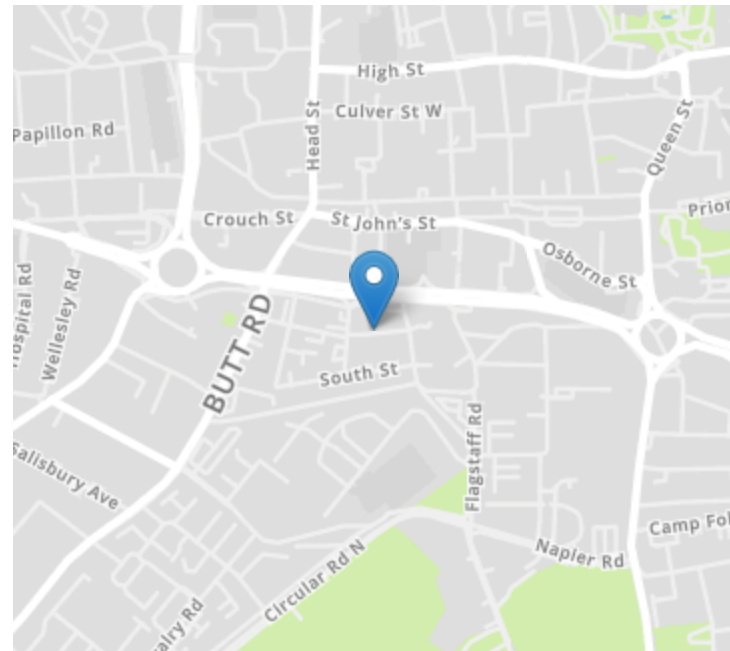


As previously mentioned the property offers a courtyard style garden with low maintenance in mind, having been mainly laid with patio, ideal for outside alfresco dining. To the front provides permit parking only with a small annual charge of £35 per year.

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.