



- Guide Price £220,000 - £230,000
- End Terraced
- Two Reception Rooms
- Two Bedrooms
- Modernised Kitchen & Bathroom
- South Facing Garden
- Ideal For A First Time Buyer

28 Lucas Road, Colchester, Essex. CO2 7ER.

An immaculate two bedroom end terraced property set in the popular New Town district of Colchester, offering excellent access to the Town & Station. The property has recently been upgraded and offers generously proportioned accommodation throughout. Highlights include two reception rooms, a spacious rear aspect kitchen, two bedrooms and a first floor bathroom accessed independently via the landing. Outside the property benefits from permit parking and a sizeable South facing garden. Internal viewings are highly advised.




Property Details.

Ground Floor


Living Room



 12' 5" x 12' 1" (3.78m x 3.68m) Radiator, UPVC window to front.

Dining Room



 9' 8" x 8' 7" (2.95m x 2.62m) Radiator, staircase to first floor with storage cupboard under, door to:

Kitchen



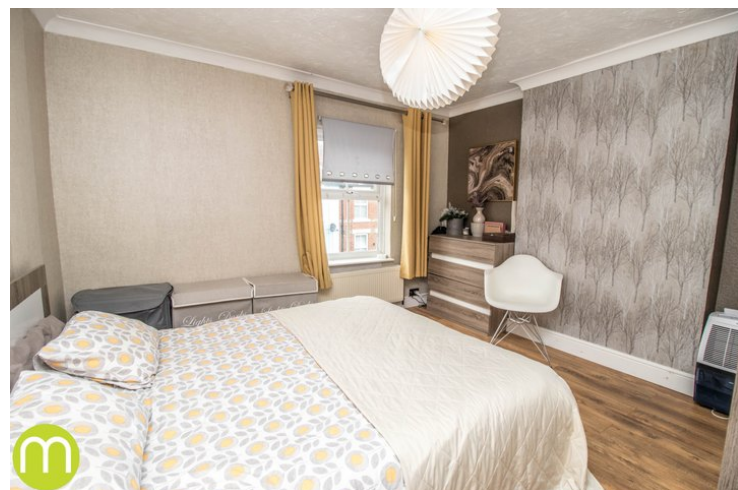
 12' 1" x 6' 8" (3.68m x 2.03m) Vinyl flooring, radiator, range of modern fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and gas hob, space for further appliances, inset sink unit with left hand drainer, UPVC window to rear and door to side.


First Floor

Landing

Loft hatch, doors to:

Bedroom One



 12' 5" x 12' 2" (3.78m x 3.71m) Radiator, UPVC window to front.

Property Details.

Bedroom Two



9' x 7' 2" (2.74m x 2.18m) Radiator, UPVC window to rear.

Bathroom



Heated towel rail, 'P' Shape panelled bath with shower and shower screen, close coupled WC, wash hand basin, fully tiled walls., UPVC window to rear.

Outside

To the front of the property there is a small enclosed garden and a path to the side and gate providing secure side access.

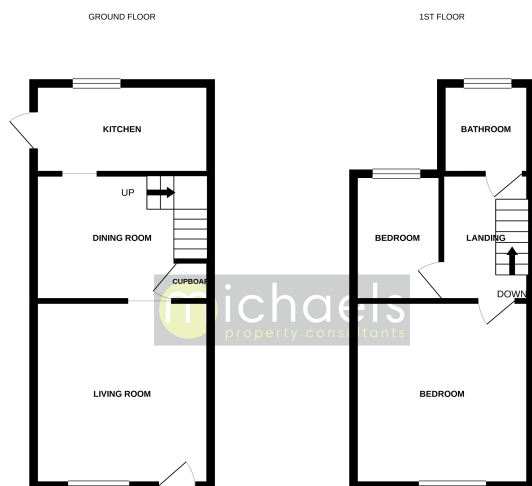
Rear Garden



To the rear of the property there is a generous South facing garden with a small sun patio, the remainder being laid to artificial grass. There is also a small brick storage shed.

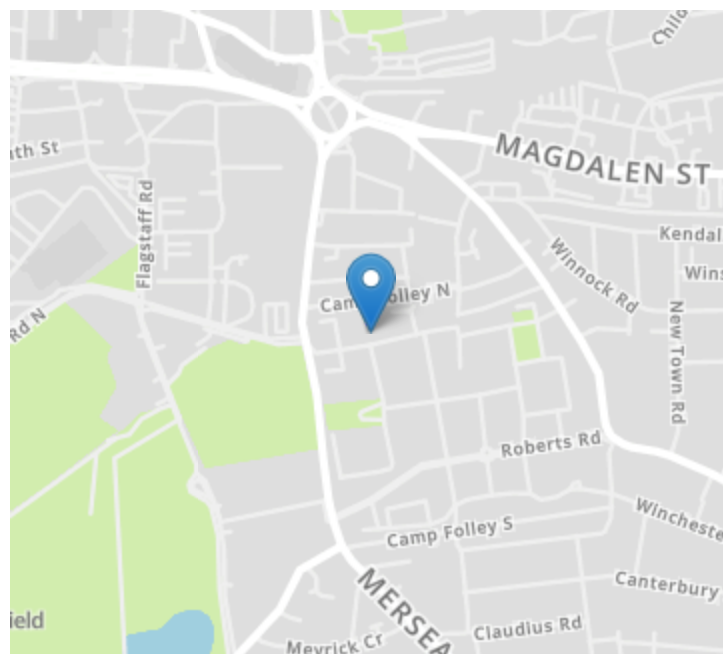
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings should always be taken prior to any agreement and any measurements should be taken on site. The floorplan is for information only and should not be used as a guide to the actual dimensions of the property. The agent is not responsible for any errors or omissions. Plans are for reference only. ©2021

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.