



- End Terrace
- Three Bedrooms
- En-Suite Shower Room To The Master Bedroom
- Kitchen/Diner
- Off Road Parking
- No Onward Chain

## 97 Military Road, New Town, Colchester, Essex. CO1 2AT.

This handsome three bedroom end of terraced property resides in the popular New Town district in Colchester, offering excellent access to the Town, Station and Recreation Grounds. This charming home features an array of spacious and well proportioned accommodation throughout, including the clever addition of an en-suite to the master bedroom. Further highlights include a generous open plan kitchen/diner, separate dual aspect living room, ground floor bathroom and three sizeable bedrooms. Outside, the property enjoys a courtyard garden along with OFF ROAD PARKING to the rear. Offered with no onward chain, early viewings are strongly recommended.



# Property Details.

## Ground Floor

### Kitchen/Diner



21' 1" x 11' (6.43m x 3.35m)

Dining Area: Radiator, UPVC window and door to front, spiral staircase to first floor, door to living room, open plan to:

Kitchen:

Laminate flooring, range of fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge, washing machine to remain, UPVC window and door to front, further UPVC window to side, inset sink unit with left hand drainer, door to:

### Inner Hall

Vinyl flooring, doors to:

### Cloakroom

Vinyl flooring, low level WC, wall mounted hand was basin.

## Bathroom



Vinyl flooring, fully tiled walls, heated towel rail, low level WC, pedestal hand wash basin, panel bath with glass shower screen and integrated shower over, UPVC window to front.

## Living Room



12' x 9' 8" (3.66m x 2.95m) Radiator, UPVC windows to front and side, feature fireplace.

## First Floor

### Landing

With doors to:

# Property Details.

## Bedroom One



11' 9" x 9' 9" (3.58m x 2.97m) Radiator, UPVC windows to front and side, door to:

## Bedroom Two



10' 9" x 6' 9" (3.28m x 2.06m) Radiator, UPVC window to side, cupboard housing combi boiler.

## En-Suite



Heated towel rail, low level WC, wall mounted hand wash basin, walk in shower cubicle with fully tiled surround and electric shower, inset spotlights, extractor fan.

## Bedroom Three

8' x 7' 6" (2.44m x 2.29m) Radiator, UPVC window to front.

## Outside

To the front of the property there is a small front garden enclosed by a dwarf brick wall. There is a path to the front door and a gate providing side access.

## Rear Courtyard



To the rear of the property there is a courtyard style private garden, which is predominately block paved and enclosed by panel fencing. From here the side gate provides access to a private block paved driveway which provides off road parking.

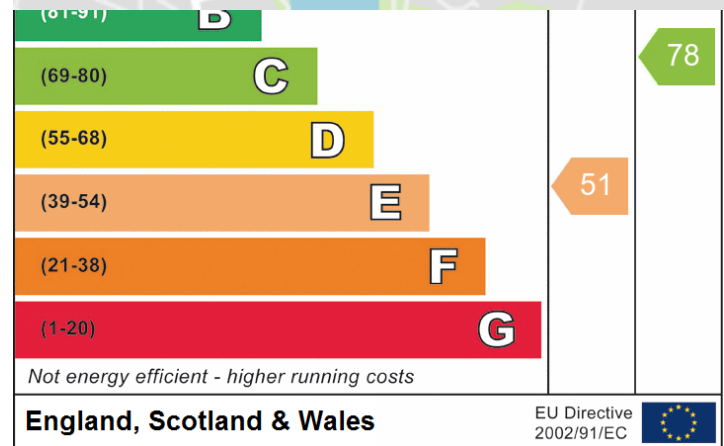
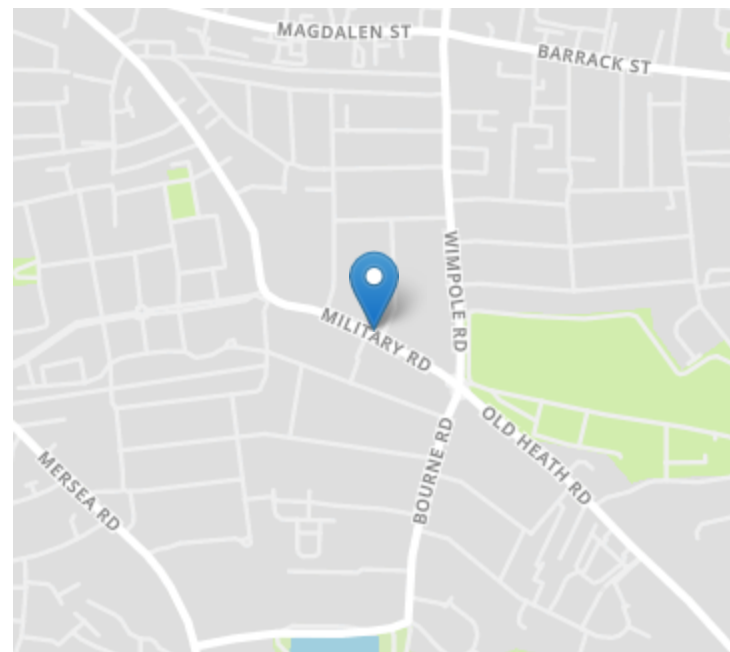
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of these contained herein are given for guidance only and are not intended to be used as a basis for any legal proceedings or other purposes. They are to be used as a guide only and should be used in conjunction with the property particulars. The agents, vendors and applicants shall have no liability in respect of any errors or omissions. Made with Mapbox (2022)

## 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.