



- Off Road Parking - A Rare Find For The Immediate Area!
- Central Colchester Position
- Period Home
- Offered With No Onward Chain!
- Two Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- First Floor Family Bathroom Suite
- Double Glazing & Gas Central Heating Throughout
- Low Maintenance Courtyard Garden

2 Ipswich Road, Colchester, Essex. CO1 2YD.

A deceptively spacious two bedroom end of terraced period home, located in central Colchester and within a stones throw of Colchester's Town Centre & Hythe Station. Making the ideal first time purchase or investment, this generously sized home provides two sizeable reception rooms, a modern fitted kitchen with space for appliances and two double bedrooms, as well as first floor family bathroom suite. Offered with no onward chain and presented neutrally throughout, it can be occupied without delay. The property comes complete with a private rear garden, of a low maintenance design and boasts generous off road parking for multiple vehicles - a rare find for the immediate location. Offered with no onward chain, we encourage early viewings to avoid disappointment.



Property Details.

Ground Floor

Reception Room



11' 7" x 9' 7" (3.53m x 2.92m) UPVC entrance door into living room, double glazed window front aspect, radiator

Reception Room Two



12' 5" x 11' 7" (3.78m x 3.53m) UPVC window to rear aspect, radiator, stairs rising to the first floor landing, door way to:

Kitchen



12' 2" x 7' 3" (3.71m x 2.21m) UPVC window and door to side aspect, UPVC window to rear aspect, a variety of modern fitted wall and base level units, stainless steel sink and drainer with mixer tap over, integrated electric fan assisted oven, grill and hob with extractor fan over, space for dishwasher, washing machine and fridge/freezer, wall mounted gas boiler, radiator

First Floor Landing

Loft access, further doors to:

Master Bedroom



11' 7" x 9' 7" (3.53m x 2.92m) UPVC window to front aspect, storage cupboard, radiator

Property Details.

Bedroom Two



9' 7" x 9' 0" (2.92m x 2.74m) UPVC window to rear aspect, radiator, feature fireplace

First Floor Family Bathroom Suite



12' 7" x 7' 3" (3.84m x 2.21m) UPVC window to rear aspect,, low level WC, wash hand basin, panelled enclosed bath with shower attachment and curtain, radiator

Outside, Garden & Parking



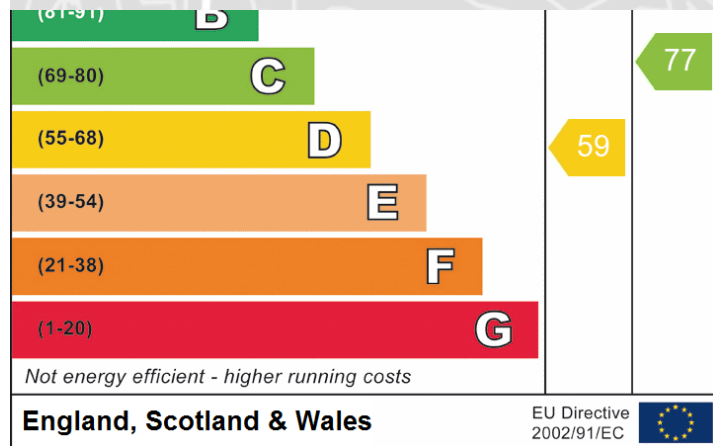
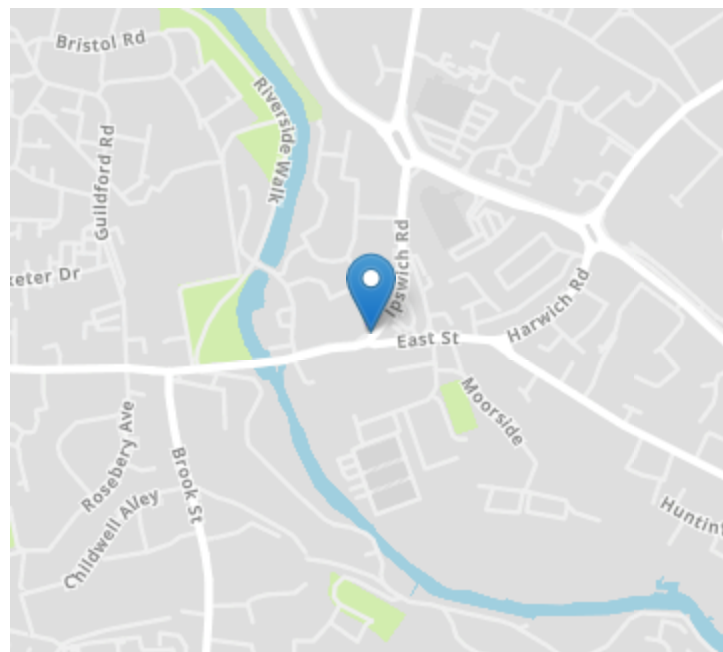
This period home comes complete with off road parking for multiple vehicles, on a private driveway - a rare find for the immediate area. There is a private courtyard style garden, complete with artificial grass and the benefit of a garden shed. The property could be extended to the side, subject to relevant planning permission.

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.