



- Two Double Bedroom End Terrace Home
- Two Reception Rooms
- Fitted Kitchen And Utility Room
- First Floor Four Piece Bathroom
- Generous Rear Garden
- No Onward Chain

37 Winchester Road, Colchester, Essex. CO2 7LH.

Offered with no onward chain is this two double bedroom end of terrace home located in the ever popular area of 'New Town' with excellent access to the Colchester Town Centre, Train Station with links to London and a variety of well renowned schools. The property comprises of two generous reception rooms, fully fitted modern kitchen, an added bonus of a utility room/sun room to complete the ground floor. The first floor offers two double bedrooms with the master benefiting from built in wardrobes and a four piece family bathroom. Outside, there is a generous rear garden enclosed by panel fencing. Internal viewings are highly advised.



Property Details.

Ground Floor

Living Room



11' 6" x 11' 4" (3.51m x 3.45m) UPVC window to front, feature fire place, TV and telephone points, radiator.

Dining Room



14' 5" x 11' 4" (4.39m x 3.45m) UPVC window to rear, TV and telephone points, radiator.

Kitchen



8' 4" x 6' 8" (2.54m x 2.03m) UPVC window to side, and door to side, range of base and eye level units with roll edge work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, electric oven and hob.

Utility Room

9' 6" x 6' 4" (2.90m x 1.93m) French doors to rear, UPVC window to side, plumbing for washing machine, radiator.

First Floor

Landing

Loft access.

Property Details.

Bedroom One



11' 6" x 11' 4" (3.51m x 3.45m) UPVC window to front, cast iron fire place, built in wardrobes, radiator.

Bedroom Two



11' 5" x 8' 0" (3.48m x 2.44m) UPVC window to rear, radiator.

Bathroom



UPVC frosted window to rear, low level WC, pedestal wash hand basin, panel corner bath with mixer tap, shower cubicle, part tiled walls, combi boiler, chrome heated towel rail.

Garden & Parking



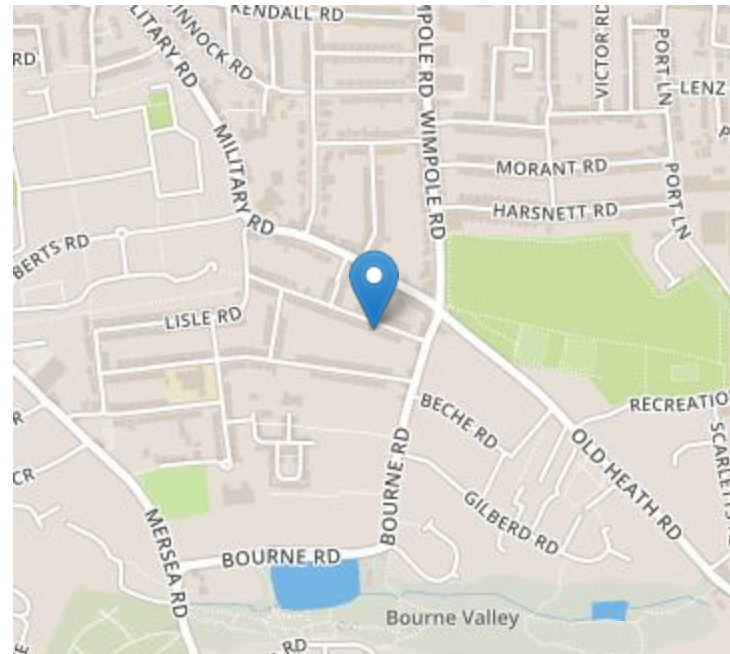
To the rear the generous garden comprises of a patio area, garden tap, landscaped lawn, shed to remain and is fully enclosed by panel fencing.

To the front there is parking on the road on a first come first serve basis.

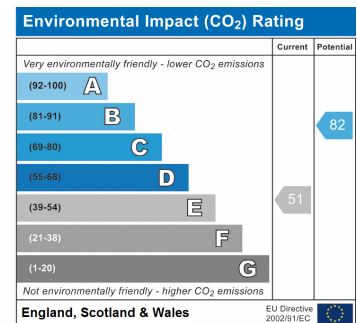
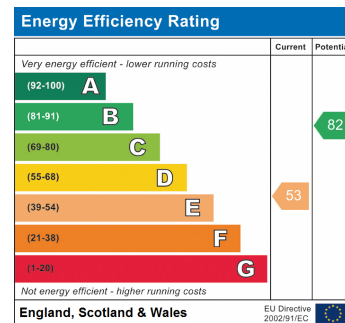
Property Details.

Floorplans

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.