



- Sought After Location
- No Onward Chain
- Two Reception Rooms
- Two bedrooms
- First Floor Bathroom
- Generous Rear Garden
- Must Be Viewed

134 Canterbury Road, Colchester, Essex. CO2 7RY.

Situated within the popular New Town area of Colchester within walking distance to Colchester Town Centre and Colchester Town Station is this spacious semi-detached Victorian property offering two reception rooms, fitted kitchen to the rear, the first floor comprises of two double bedrooms and four piece family bathroom. Outside there is a very generous rear garden with a patio area and landscaped lawn with gated private side access. The property is offered with no onward chain. Early inspection is advised.



Property Details.

Ground Floor

Living Room



10' 8" x 11' 2" (3.25m x 3.40m)
Entrance door to front, UPVC window to front, TV and telephone points, radiator.

Dining Room



12' 7" x 10' 9" (3.84m x 3.28m) UPVC window to rear, stairs to first floor, radiator.

Kitchen



11' 7" x 6' 03" (3.53m x 1.91 m) UPVC window to rear and door to side, range of base and eye level units with work surface over, electric oven and hob, stainless steel sink unit with tap and drainer, tiled splash backs, combi boiler, radiator,

First Floor

Landing

Loft access.

Property Details.

Bedroom One



11' 2" x 10' 9" (3.40m x 3.28m) UPVC window to front, storage cupboard, radiator.

Bedroom Two



9' 8" x 7' 9" (2.95m x 2.36m) UPVC window to rear, storage cupboard, radiator.

Bathroom



UPVC frosted window to rear, low level WC, pedestal wash hand basin, panel bath, shower cubicle, radiator, airing cupboard, part tiled walls.

Garden



The very generous rear garden offers a patio area, garden tap, large lawn area, side gate, panel fencing.

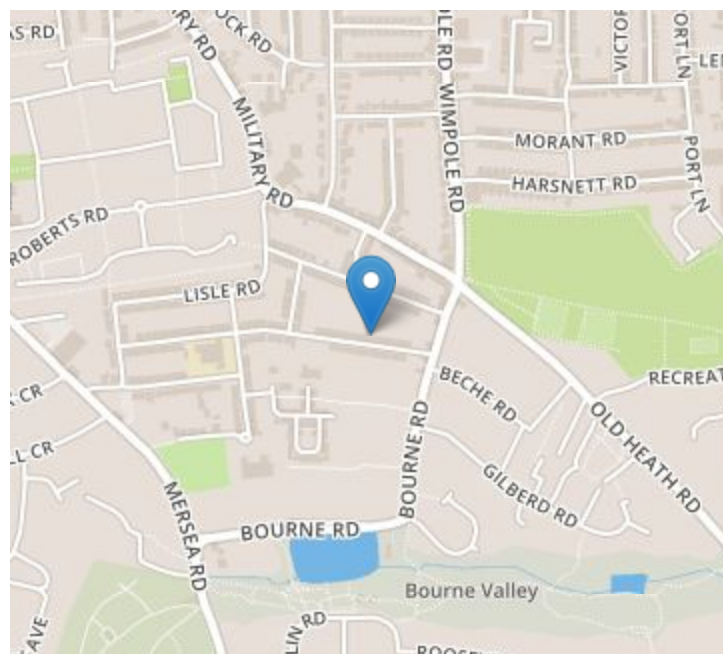
Property Details.

Floorplans

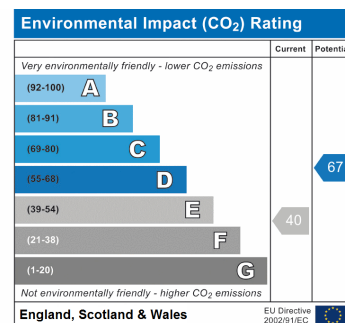
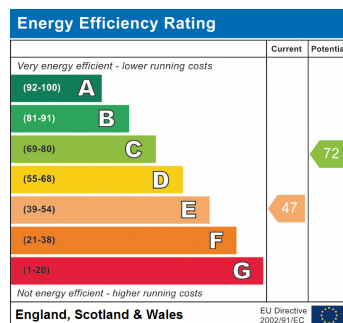


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.