



- Two Bedroom End Of Terrace Home
- Close to Shops, Amenities & City Centre
- Central Colchester Position
- First Time Buyers
- Living Room
- Kitchen With Space For Appliances
- Ground Floor Family Bathroom With Tiled Finish
- Two Well-Proportioned Bedrooms
- Private & Enclosed Rear Garden
- On Street Parking

40 Greenstead Road, Colchester, Colchester, Essex. CO1 2TB.

**** Guide Price £200,000 to £210,000 **** A charming two-bedroom end-terrace house, perfectly situated in central Colchester, just moments from the vibrant & historic city centre, Hythe Station (with direct links to London Liverpool Street), University of Essex, Tesco Superstore and a further range of excellent amenities. Offering itself as the ideal a first-time purchase or investment, this property boasts a deceptive amount of accommodation across two well-proportioned floors. Highlights include; a large and inviting reception room, fitted kitchen with space for appliances, ground floor tiled bathroom suite and two first floor bedrooms. This property benefits from a private and enclosed rear garden, enclosed by panel fencing and benefitting from secure gated side access. An area is laid to lawn, whilst a raised brick border and flowerbeds are also featured. The garden is provided with storage by way of timber shed. To the front, there is an established front garden and parking is accessible on road.



Property Details.

Ground Floor

Reception/Dining Room



19' 3" x 11' 0" (5.87m x 3.35m) Window to front aspect, inset storage, radiator x2, wood effect flooring, stairs to first floor, door and access to:

Kitchen



8' 5" x 6' 6" (2.57m x 1.98m) A fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, inset hob, oven and extractor fan over, inset sink, mixer tap over and drainer, space for washing machine, fridge/freezer & further appliances, window to rear aspect, door and access to:

Ground Floor Bathroom

Window to side aspect, vanity wash hand basin, W.C., bath with shower over and screen, wall mounted column radiator, geometric tiled floor, extractor fan

First Floor

Landing

Stairs to ground floor, loft access, doors and access to:

Property Details.

Master Bedroom



11' 1" x 9' 3" (3.38m x 2.82m) Window to front aspect, radiator

Bedroom Two



9' 7" x 7' 10" (2.92m x 2.39m) Window to rear aspect, radiator, airing cupboard

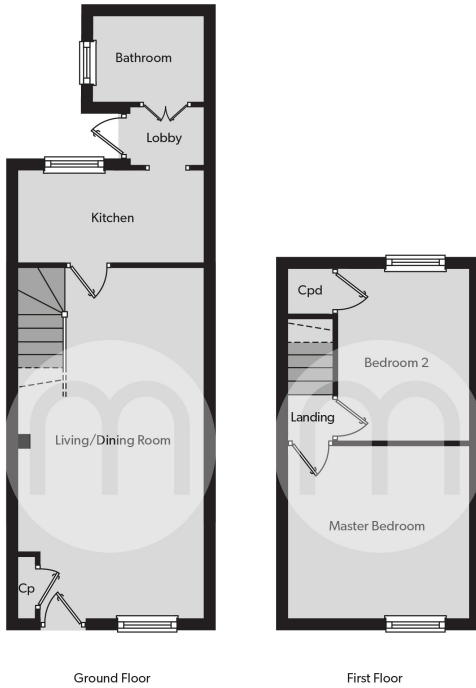
Outside, Garden & Parking



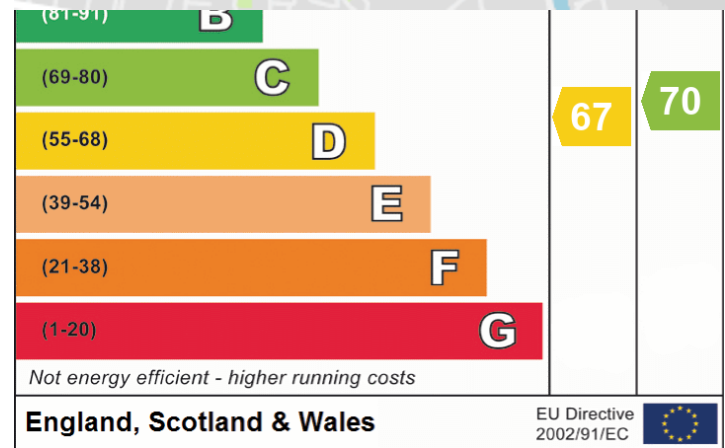
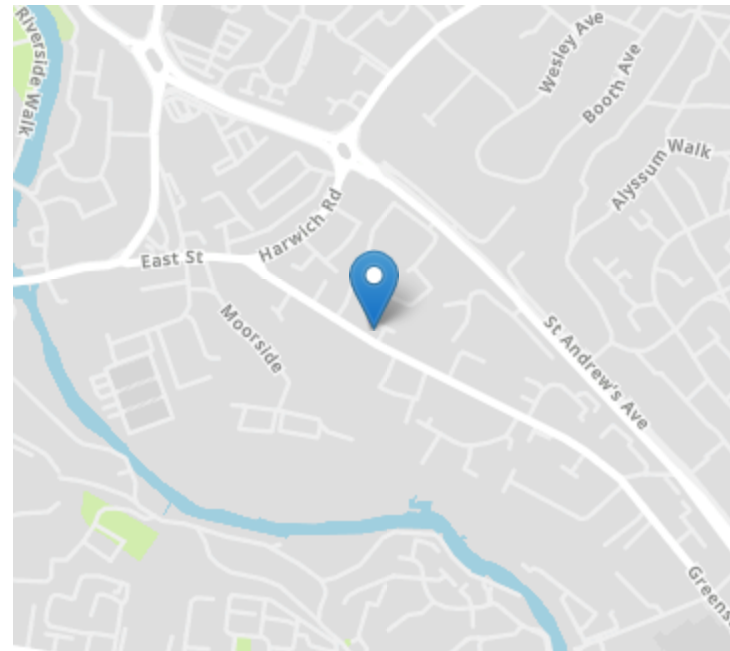
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Property Details.

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.