



- Two Bedroom Semi Detached Property
- Two Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Large Private Rear Garden With Side Access
- Close To Colchester's Town Centre & Town Centre Station
- Offered With No Onward Chain
- Tenant In Situ
- Investment Opportunity

14 Bourne Road, Colchester, Essex. CO2 7LQ.

This attractive two bedroom Victorian semi-detached residence is situated within close proximity of Colchester's Town Centre & Colchester's Town Centre Station, offering links to London Liverpool Street. Making the ideal investment, this property offers great living and bedroom space throughout, with the ground floor consisting of an open plan living/dining area and the living room featuring a cast iron feature fireplace. The kitchen is positioned to the rear of the property and allows space for freestanding appliances. The first floor accommodation consists of two sizeable double bedrooms and a first floor family bathroom suite.



Property Details.

Living Room



11' 0" x 11' 7" (3.35m x 3.53m) Entrance door to front aspect, UPVC window to front aspect, feature cast iron fireplace, variety of communication input/output points, open plan to:

Dining Room



12' 5" x 11' 9" (3.78m x 3.58m) UPVC window to rear aspect, radiator, stairs to first floor, wall mounted lights, further door to:

Kitchen



First Floor

First Floor Landing

Stairs to ground floor, window to side aspect, airing cupboard, further doors to:

Master Bedroom



10' 9" x 10' 8" (3.28m x 3.25m) UPVC window to front aspect, radiator, storage cupboard, loft access

Bedroom Two



7' 2" x 12' 9" (2.18m x 3.89m) UPVC window to rear aspect, radiator

Property Details.

Family Bathroom



W.C, pedestal wash hand basin, panel bath with shower over and shower curtain, radiator, tiled walls, UPVC window to rear aspect

Rear Garden & Outside



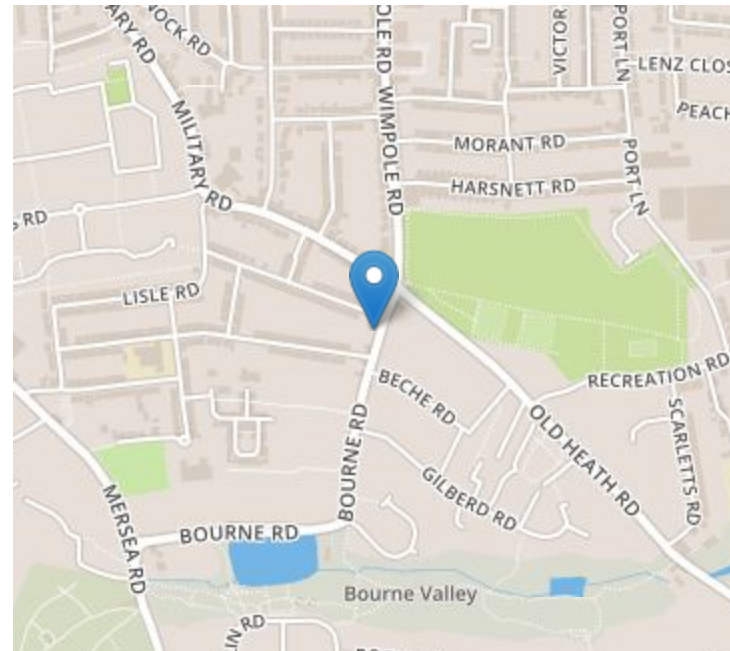
This property benefits from a very attractive & generous private rear garden, which commences with a concrete patio area and features an array of mature shrubs, plants and bushes throughout. The remainder of the lawn is predominantly laid to lawn and features a shingle border, with the boundaries formed by panel fencing. There is also a gate providing side access to the front of the property, ideal for bicycles etc.

Permit parking is available on the adjacent roads, obtainable from Colchester's Borough Council on application for a nominal annual fee.

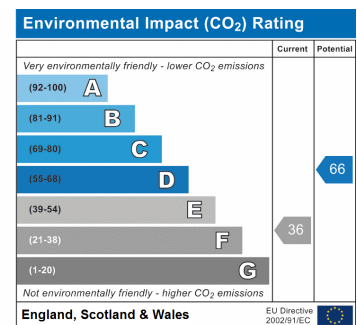
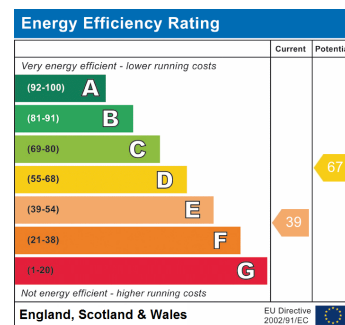
Property Details.

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.