



- Buy To Let Investment - Sitting Tenant
- Three Bedroom Terrace House
- Two Reception Rooms
- Ground Floor Bathroom
- Private Rear Garden
- Popular New Town Area
- Viewing Advised
- Offered with No Onward Chain

### 41 King Stephen Road, Colchester, Essex. CO1 2DS.

**\*\*Attention Investors\*\*** Offered for sale with a tenant in situ is this splendid three bedroom freehold property located within the heart of the ever popular New Town area of Colchester. The property itself comprises of two ground floor reception rooms, fitted modern kitchen, family bathroom and three first floor bedrooms. Externally there is a low maintenance rear garden and parking is available on the road. Current achieving £775 per calendar month rental income this is an ideal buy to let investment opportunity.



# Property Details.

## Ground Floor

### Living Room



11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to front aspect, Entrance door, TV & phone points, radiator, door leading to;

### Dining Room



13' 1" x 11' 0" (3.99m x 3.35m) Stairs rising to first floor, double glazed window to rear aspect, radiator, door leading to kitchen.

### Kitchen



12' 0" x 6' 0" (3.66m x 1.83m) Double glazed window to side aspect, a range of wall and base units over an area of roll edge work surface, inset sink and drainer unit, space for appliances, electric oven and hob, tile splash backs.

### Rear Lobby

Door to garden, storage cupboard, door to bathroom.

### Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps and shower over, partly tiled walls, radiator.

## First Floor

### Landing

Doors leading to;

# Property Details.

## Bedroom One



11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to front aspect, radiator.

## Bedroom Three



12' 0" x 6' 7" (3.66m x 2.01m) Double glazed window to rear aspect, radiator.

## Bedroom Two



11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to rear aspect, radiator, door to bedroom three.

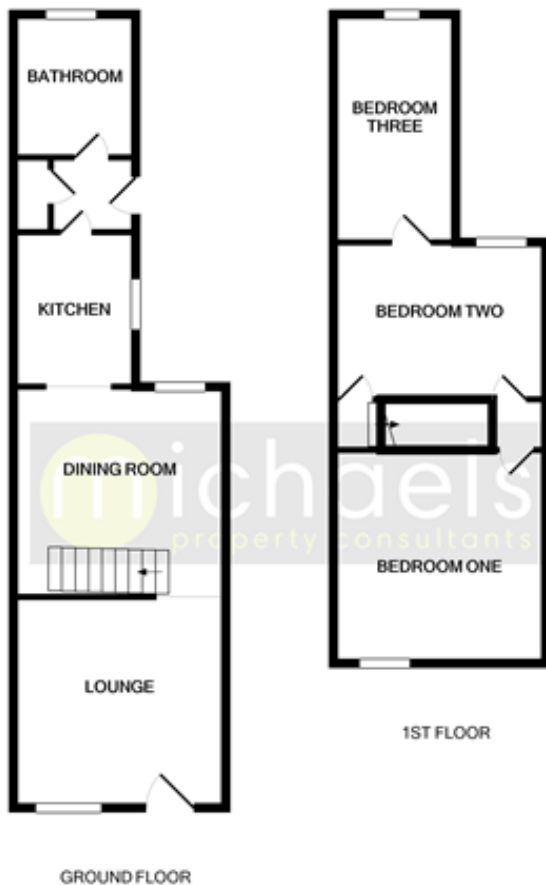
## Rear Garden



Paved patio area, lawn area, garden shed, fully enclosed by panel fencing.

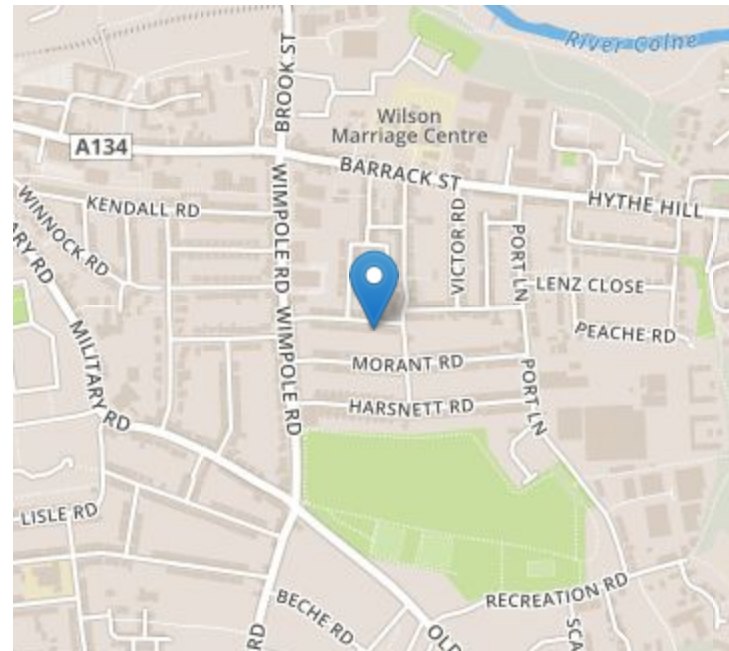
# Property Details.

## Floorplans

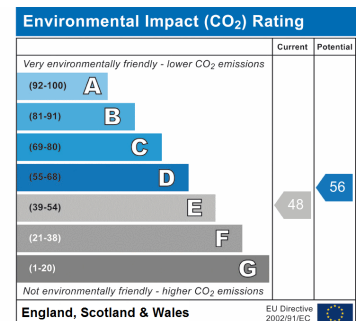
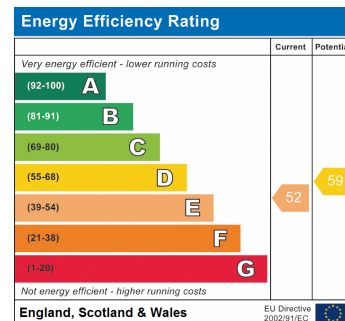


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.