



- Sought After Location
- No Onward Chain
- Two Reception Rooms
- Three Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Low Maintenance Garden
- On Road Parking
- Viewing Advised

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

This well presented Victorian property is located in the popular New Town area close to Colchester Town Centre, Mainline station to London Liverpool Street, an array of shops and very well served bus routes. The property comprises of two spacious reception rooms, modern fitted kitchen and family bathroom to complete the ground floor. The first floor offers three very sizeable bedrooms. Outside there is a low maintenance private rear garden and the parking is on the road in front of the property. Offered with no onward chain early viewing is recommended.



# Property Details.

## Ground Floor

### Living Room



10' 9" x 10' 9" (3.28m x 3.28m) Entrance door, double glazed window to front aspect, wall lights, feature fire place, radiator.

### Dining Room



13' 8" x 10' 9" (4.17m x 3.28m) Double glazed window to rear aspect, radiator, stairs rising to first floor.

### Kitchen



9' 9" x 6' 5" (2.97m x 1.96m) Double glazed window to side aspect, door leading to garden, a range of wall and base units over an area of roll top work surface, inset stainless steel sink and drainer, electric oven, four ring gas hob, space for appliances, plumbing for washing machine, til splash backs, cupboard housing boiler.

### Family bathroom



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

## First Floor

### Landing

Doors leading to;

# Property Details.

## Bedroom One



10' 9" x 10' 9" (3.28m x 3.28m) Double glazed window to front aspect, feature fire place, radiator, loft access, storage cupboard.

## Bedroom Two



10' 8" x 10' 9" (3.25m x 3.28m) Double glazed window to rear aspect, radiator, door leading to bedroom three.

## Bedroom Three



Double glazed window to rear aspect, feature fire place, radiator.

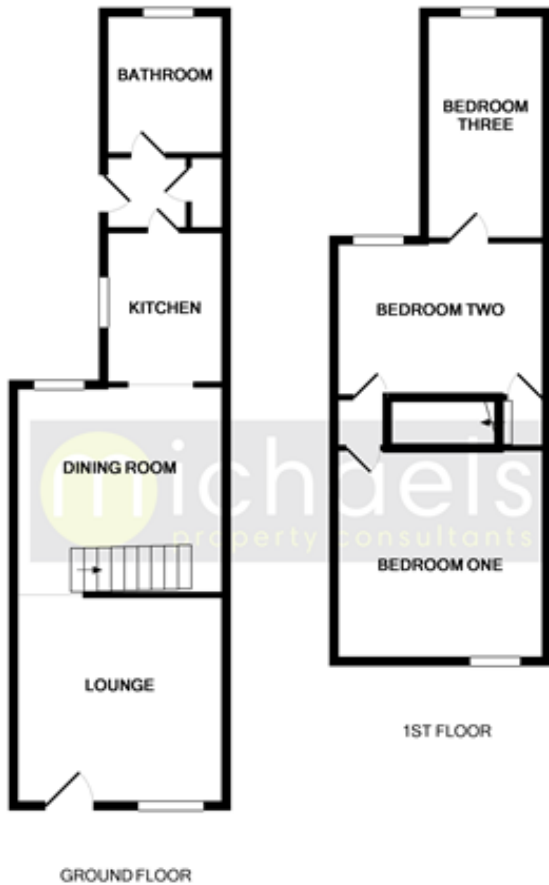
## Outside

To the rear there is a fully paved garden with tree, shrub and flower bed surround and fully enclosed by panel fencing.

The property provides on road parking .

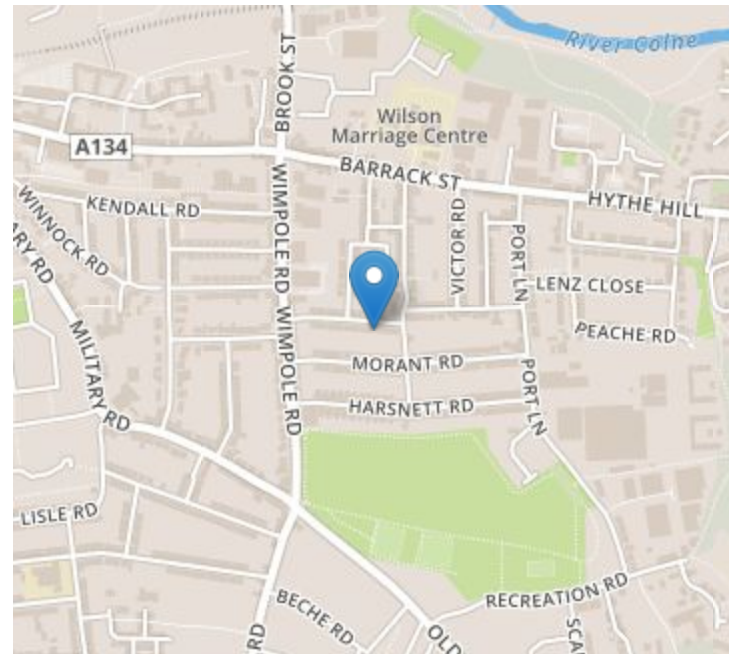
# Property Details.

## Floorplans

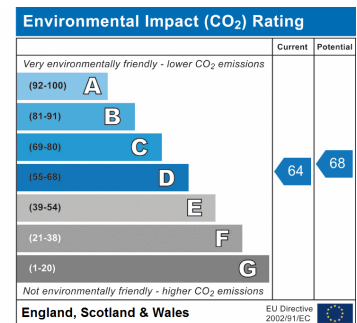
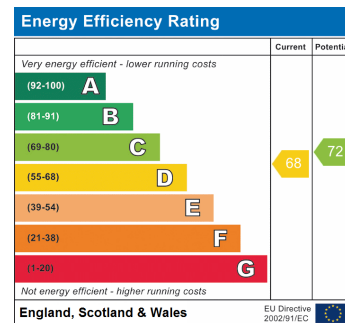


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.