



- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- A Fine Example Of A Terraced Home
- Presented To Market In Excellent Order
- Two Generous Bedrooms
- Spacious Reception Room
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Upgraded & Improved Throughout
- Ground Floor Bathroom
- Large Rear Garden

**41 Harwich Road, Colchester, Essex.
CO4 3BP.**

** Guide Price £220,000 to £240,000 ** Commanding a prime North-Central Central Colchester position, sits this well-proportioned and deceptively spacious two-bedroom terraced of home. Improved, maintained and well-presented throughout, it would make the ideal first-time purchase or investment alike. Within moments from a local-cooperative store, an array of primary and secondary education and served by an excellent bus network to Colchester's vibrant city centre, it proves to be the ideal first home.



Call to view 01206 576999



Property Details.

Ground Floor

Living Room



17' 9" x 11' 6" (5.4m x 3.5m) Double glazed window to front, radiator,

Kitchen



8' 10" x 7' 10" (2.7m x 2.4m) Range of fitted base and eye level units, space for appliances, double glazed window to front, wood effect laminate flooring.

Inner Hall

Door to rear garden, radiator, storage cupboard, stairs to first floor, door to;

Bathroom



5' 3" x 4' 7" (1.6m x 1.4m) Low-level WC, pedestal hand wash basin, tiled bath with shower over, double glazed window to rear,

Second Floor

Master Bedroom



11' 6" x 11' 2" (3.5m x 3.4m) Double glazed window to front, built-in storage, radiator, loft access

Property Details.

Bedroom Two



8' 6" x 7' 10" (2.6m x 2.4m) Double glazed window to rear, radiator

Outside



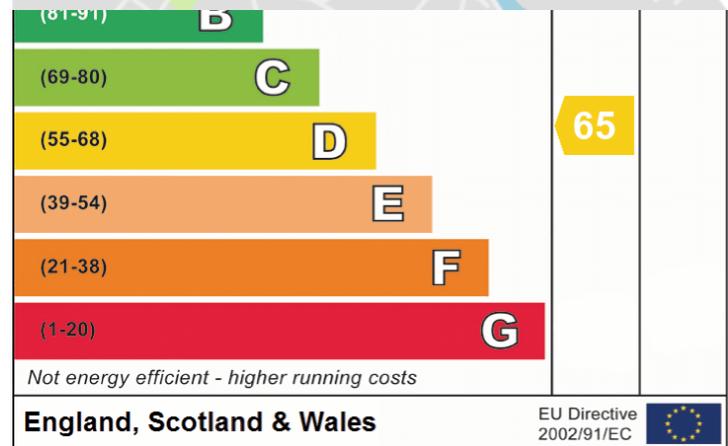
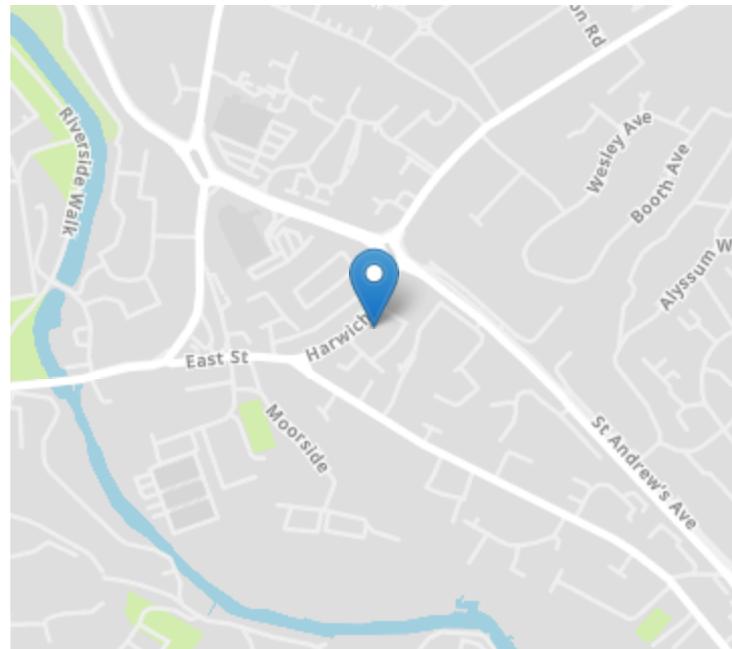
To the rear the garden is partially enclosed by panel fencing, laid to lawn with pathway to rear. The remainder of the garden is laid to lawn surrounded by an array of plants, shrubs and borders.

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.