



- Buy to Let Investment Opportunity
- Two Bedroom Freehold house
- Two Reception Rooms
- Modern Kitchen
- First Floor Bathroom
- Private Rear Garden
- No Onward Chain

14 Lisle Road, Colchester, Essex. CO2 7SB.

****Attention Investors**** Offered for sale with a tenant in situ is this splendid two 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, two first floor double bedrooms and family bathroom. Externally there is a low maintenance fully paved 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



10' 8" x 10' 11" (3.25m x 3.33m) Double glazed window to front aspect, T.V and phone points, radiator.

Dining Room

10' 7" x 10' 7" (3.23m x 3.23m) Entrance door, double glazed window to rear aspect, cast iron fire place, under stairs storage cupboard, stairs rising to first floor, radiator.

Kitchen



12' 5" x 6' 5" (3.78m x 1.96m) Double glazed window to rear aspect, a range of wall and base units over an area of roll edge work tops, inset sink and drainer unit, space for appliances and a free standing cooker, door leading to the rear garden.

First Floor

Bedroom One



11' 1" x 10' 8" (3.38m x 3.25m) Double glazed window to front aspect, radiator.

Property Details.

Bedroom Two

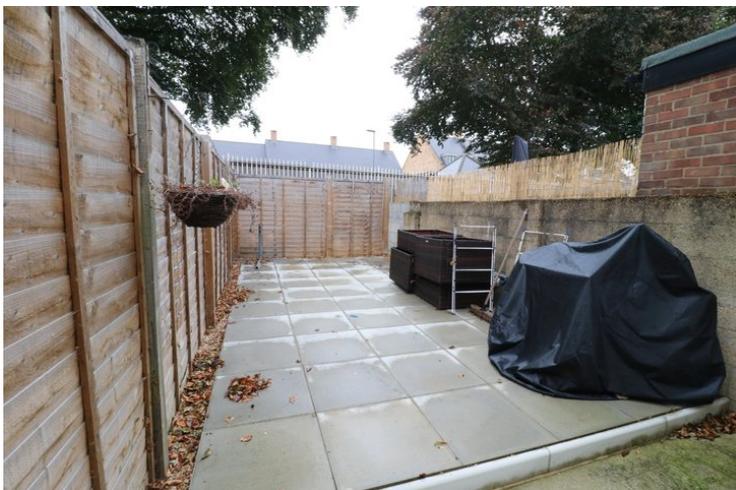
13' 4" x 7' 9" (4.06m x 2.36m) Double glazed window to rear aspect, radiator.

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, storage cupboard, radiator.

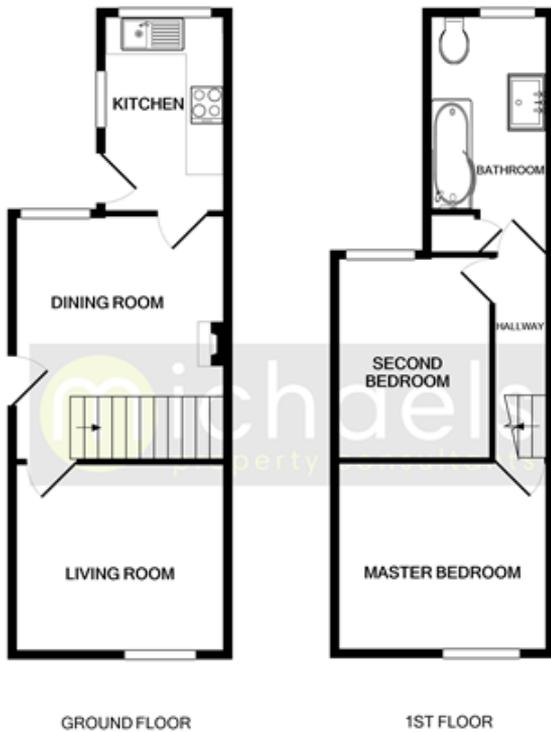
Rear Garden



Fully paved with panel fencing surround and gated side access.

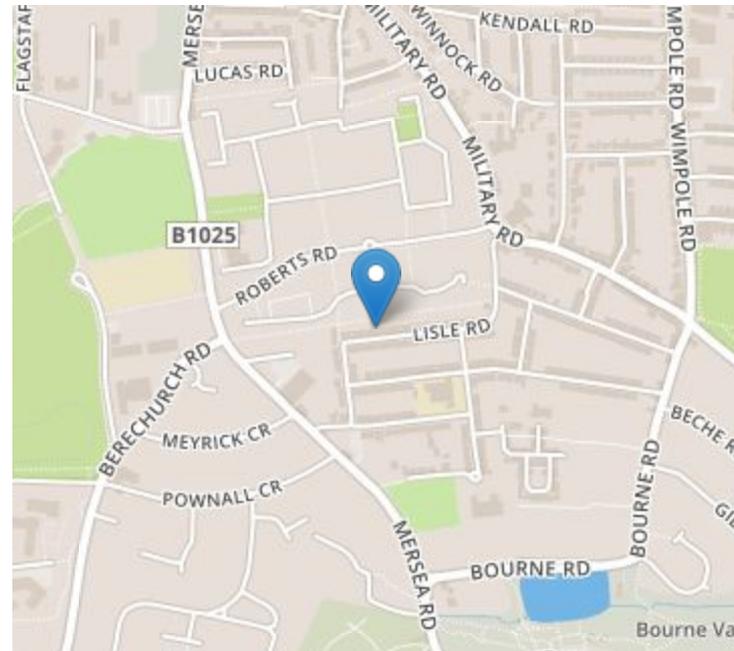
Property Details.

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.