



## 76 Morant Road, Colchester, Essex. CO1 2JD.

**\*\*Guide Price £275,000 - £285,000\*\*** An exceptional two bedroom semi-detached period home, upgraded and improved throughout and offered to the market with the added benefit of no onward chain. Offering the perfect blend of both period charm and cotemporary finishes, this home offers itself to any prospective purchaser in turn key condition and is ready to be occupied without delay. Situated on a favourable road within 'New Town', a stones throw from Colchester's historic and vibrant city centre, it resides within walking distance of an array of useful shops, amenities, leisure facilities and transport links - including Colchester's city centre station offering connecting trains to London Liverpool Street Station.



- Exceptional Two Bedroom Semi-Detached Period Home
- Blend Of Period Charm & Modern Finishes
- Dining Room
- Living Room
- Ground Floor W.C.
- Contemporary Kitchen With Integrated Appliances
- Two Sizeable Bedrooms
- Luxury First Floor Tiled Shower Room
- Private & Enclosed Rear Garden
- Benefitting From UPVC Sash Windows & Bespoke Window Shutters
- Offered To Market On A Chain Free Basis

Call to view 01 206 576999



# Property Details.

## Ground Floor

### Dining Room/Reception Room (1)



3.56m x 3.86m (11' 8" x 12' 8") UPVC sash window to front aspect, wood floor, radiator, feature fireplace, bespoke window shutters, shelves, access to:

### Inner Hallway

Stairs to first floor, door and access to:

### Living Room/Reception Room (2)



3.39m x 3.29m (11' 1" x 10' 10") UPVC window to rear aspect, radiator, wood effect floor, inset storage, doors to:

### Downstairs W.C.



Situated under-stairs W.C. comprising of; W.C. vanity wash hand basin, tiled walls, mirror, extractor fan, inset dual flush

### Kitchen



4.11m x 1.97m (13' 6" x 6' 6") Modern fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, inset BOSCH microwave, oven and grill, inset four ring NEFF hob with BOSCH extractor fan over, inset sink, drainer and mixer tap over, pantry cupboard, upstands/splash backs, inset refuse storage, inset ceiling LED strip light, downlighters, space for washing machine, window to side and rear aspect, door to side aspect providing access to rear garden

## First Floor

### Landing

Stairs to ground floor, feature fire place, inset spotlights, loft access, storage, doors and access to:

# Property Details.

## Master Bedroom



3.39m x 3.62m (11' 1" x 11' 11") UPVC sash window to front aspect, bespoke shutters, radiator, under stairs storage, feature fireplace, wardrobes

## Family Shower Room



Inset storage, feature fire place, W.C. vanity wash hand basin, inset double width shower, inset spotlights, tiled walls, UPVC sash window to rear aspect, bespoke shutters

## Bedroom Two



2.03m x 3.47m (6' 8" x 11' 5") UPVC sash window to rear aspect, radiator

## Outside, Garden & Parking



Outside, its owners will benefit from a sizeable private and enclosed rear garden, featuring an array of plants throughout and enclosed by panel fencing. A raised decking area also offers itself as the ideal place for outdoor seating and dining furniture. This property's garden offers itself as the ideal place for peaceful reflection. Parking is available on road without restriction.

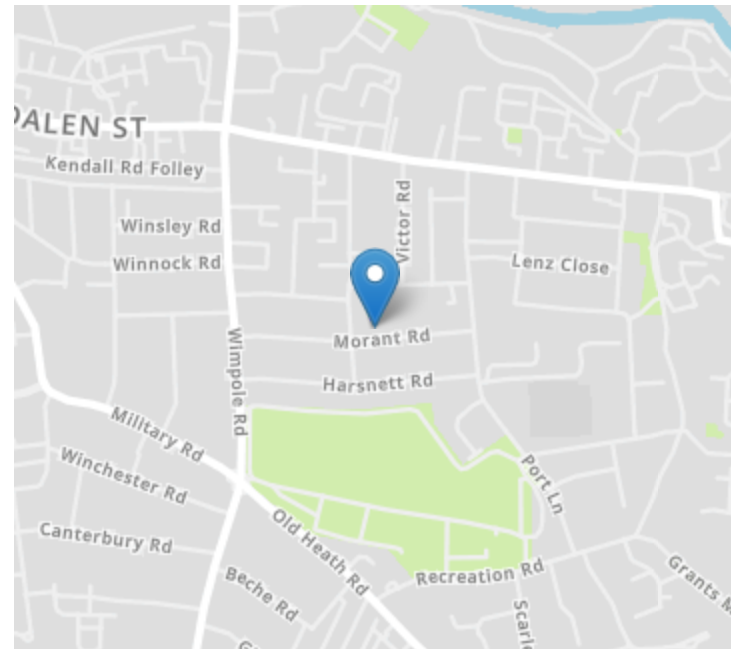
## Additional Informaiton


The property also benefits from solar panels that are owned by the current vendor and provide the property with reduced energy bills. We ask all interested properties to confirm the set up of the solar panels with their legal representative at an early stage of their conveyance.

# Property Details.

## Floorplans

## Location



(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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.