



- Deceptively Spacious Victorian Semi-Detached Home
- Ideal First Time Purchase Or Investment Opportunity
- Popular 'New Town' District Of Colchester
- Within Striking Distance Of An Array Of Amenities
- Within Close Proximity To Town Centre & Town Station
- Open Plan Living Room/Dining Area
- Modern Ground Floor Family Shower Room
- Courtyard Style Garden
- No Onward Chain

Call to view 01206 576999 

## 20 Bourne Road, Colchester, Essex. CO2 7LQ.

\*Guide Price £240,000 - £250,000\* An opportunity to purchase this truly unique, charming and impressive three bedroom Victorian terraced home. Positioned within the highly popular area of 'New Town' in Colchester, with excellent access to the picturesque Bourne Mill, Colchester Recreation Ground, Town Centre with its vast array of high class shops, restaurants and central train station - offering connecting trains to London Liverpool Street Station. With all of this considered, it makes the ideal first time purchase and home for working professionals alike.



# Property Details.

## Ground Floor

### Reception Room (Living/Dining Area)



23'7" x 11'7" (7.19m x 3.53m) Entrance door to front aspect, UPVC window window to front and rear aspect, stripped wooden flooring, inset log burner, access to:

### Kitchen



12'3" x 6'9" (3.73m x 2.06m) A fitted kitchen comprising of a range of base level units with work surfaces over, mosaic tiled splash back, inset stainless steel sink, drainer and mixer tap over, over head storage cupboards, space for appliances throughout, UPVC window to side aspect, access to:

### Utility Room

Wall mounted 'Vaillant' boiler, inset storage, space for washing machine/tumble dryer/further appliance, UPVC door to side aspect (providing access to private rear garden)

### Shower Room



Benefiting from tiled walls throughout, vanity wash basin with mixer tap, shower cubicle with tiled wall behind, W.C, Obscure UPVC window to rear aspect, W.C

## Second Floor

### First Floor Landing

Stairs to ground floor, inset storage cupboard, further doors to:

### Master Bedroom



10'9" x 10'8" (3.28m x 3.25m) UPVC window to front aspect, built in storage cupboard, radiator

# Property Details.

## Bedroom Two



12'5" x 7'1" (3.78m x 2.16m) UPVC window to rear aspect, loft access above, radiator

## Bedroom Three



12'3" x 6'3" (3.73m x 1.91m) UPVC window to rear aspect, inset storage cupboards

## Outside , Garden & Parking

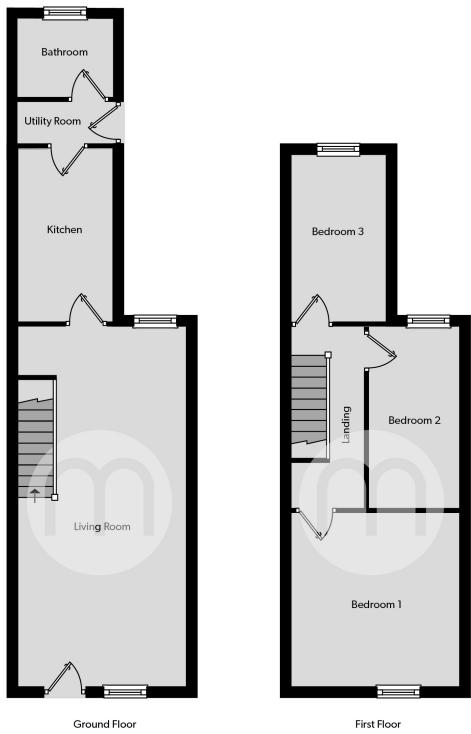


This property benefits from a low maintenance rear garden, predominately laid to patio and enclosed by panel fencing,. There is a section to the rear of the garden which is sectioned off by picket fencing, housing a green house & garden shed.

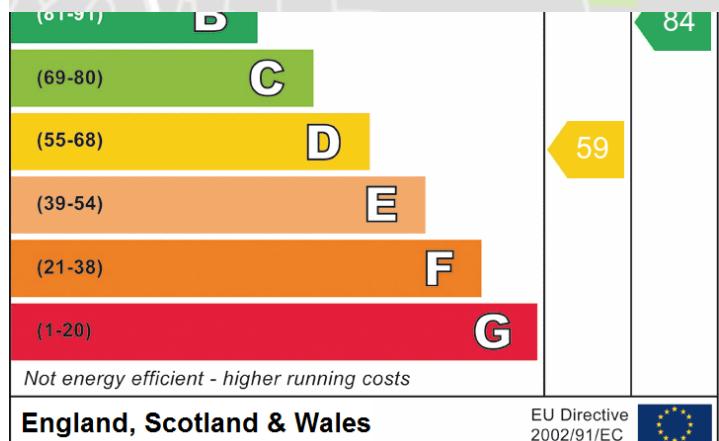
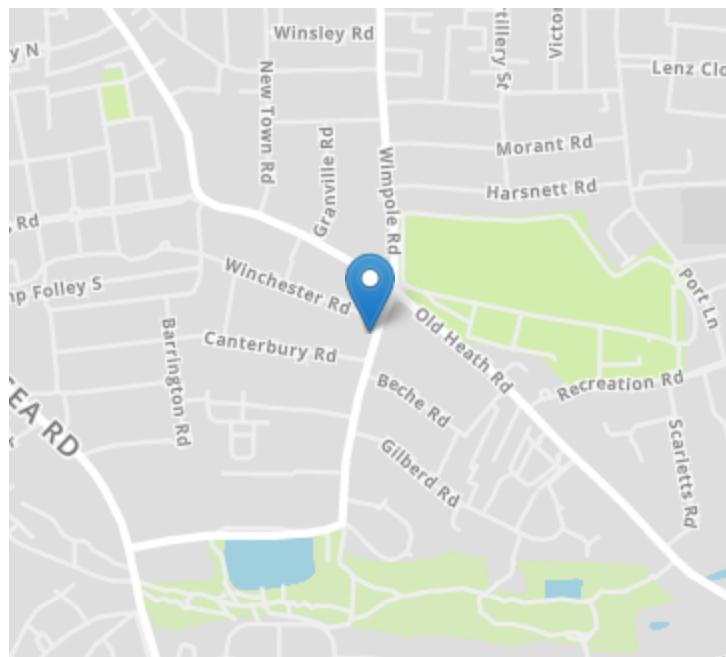
Parking is available on road, to the front of the property for residents and visitors alike.

# 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.