



- Two Bedroom Terrace Home Situated In Central Colchester
- Colchester City Centre Position, Close To Station & Amenities
- Large Reception Room
- Fitted Kitchen
- First Floor Bathroom
- Spacious Master Bedroom
- Single Second Bedroom
- Low Maintenance Courtyard Garden Benefitting From A Shed
- Residents Permit Parking Scheme
- Ideal First Home Or Investment Purchase

## 14 Cedars Road, Colchester, Colchester, Essex. CO2 7BS.

**\*\*Guide Price £220,000 - £230,000\*\*** Situated in the heart of Colchester's city centre resides and offered to the open market with NO ONWARD CHAIN is this well-maintained two bedroom terrace home. Ideal for first time buyers and investors alike, this property is situated a stones throw from a wealth of excellent amenities that the city has on offer such as it's bars/restaurants, leisure facilities and transport links - including the city centre station offering connecting to trains to London Liverpool Street within the hour. Key highlights include; an entrance porch/hall, large living/dining room, fitted kitchen, utility area, large double bedrooms, single second bedroom and a first floor bathroom. Outside, this property enjoys a private and enclosed rear garden, landscaped with low-maintenance in mind and complete with a garden shed. To the front, on street parking is available with a residents parking permit.



Call to view 01206 576999



michaels



# Property Details.

## Ground Floor

### Entrance Hall

### Reception Room



23' 11" x 11' 5" (7.29m x 3.48m)

### Kitchen



11' 4" x 7' 2" (3.45m x 2.18m)

### Utility Room

5' 7" x 7' 2" (1.70m x 2.18m)

## First Floor

### Landing

## Master Bedroom



16' 4" x 11' 5" (4.98m x 3.48m)

## Bedroom Two



8' 7" x 8' 5" (2.62m x 2.57m)

## Bathroom



11' 0" x 7' 0" (3.35m x 2.13m)

# Property Details.

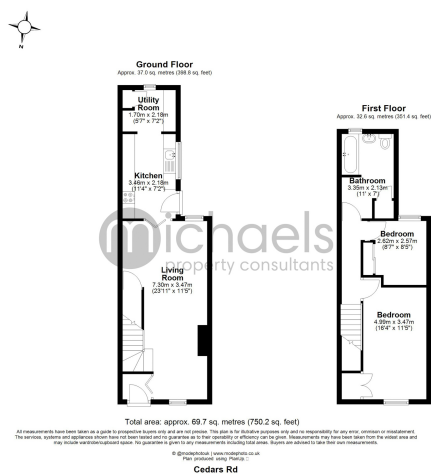
## Outside, Garden & Parking



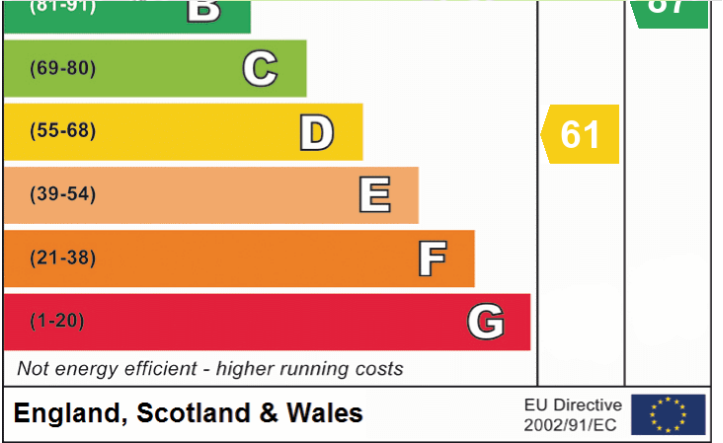
Outside, this property enjoys a private and enclosed rear garden, landscaped with low-maintenance in mind and complete with a garden shed. To the front, on street parking is available with a residents parking permit, with visitors permit parking also available.

# 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.

