



- 'New Town' District Of Colchester City Centre
- Is In Need Of Renovation
- No Onward Chain!
- Close To An Array Of Amenities, Shops & Transport Links
- Two Reception Rooms
- Investment Opportunity
- A Prime Example Of A 2/3 Semi Detached House
- Ground Floor Bathroom

## 77 Morant Road, Colchester, Colchester, Essex. CO1 2JB.

**\*\* Guide Price £220,000 to £230,000 \*\*** A unique opportunity to acquire this bay-fronted, three-bedroom semi-detached home, ideally located in the pleasant and central neighbourhood of 'New Town', just a stone's throw from Colchester's historic and vibrant city centre. With easy access to a range of excellent amenities, shops, and transport links, including Colchester's city centre station with direct services to London Liverpool Street, this property is ideal for first-time buyers, working professionals, small families, or investors.





# Property Details.

## Ground Floor

### Living Room



11' 11" x 10' 11" (3.63m x 3.33m)

### Dining Room



11' 11" x 11' 10" (3.63m x 3.61m)

### Kitchen



13' 7" x 8' 0" (4.14m x 2.44m)

## Bathroom



8' 11" x 5' 10" (2.72m x 1.78m)

## First Floor

### Landing

### Bedroom One



12' 2" x 11' 11" (3.71m x 3.63m)

# Property Details.

## Bedroom Two



11' 11" x 10' 11" (3.63m x 3.33m)

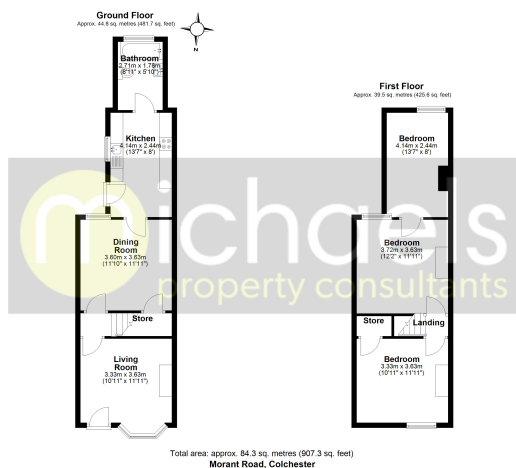
## Bedroom Three



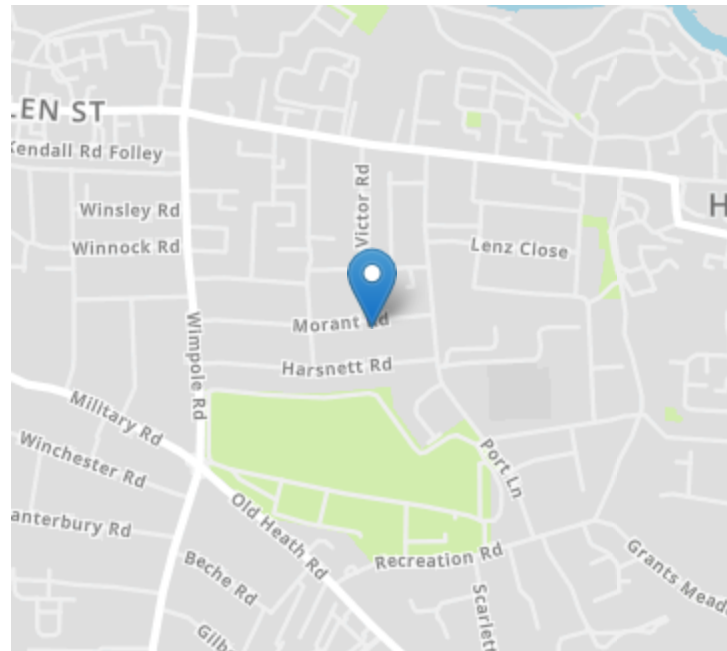
13' 0" x 8' 0" (3.96m x 2.44m)

# Property Details.

## Floorplans



## 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.