

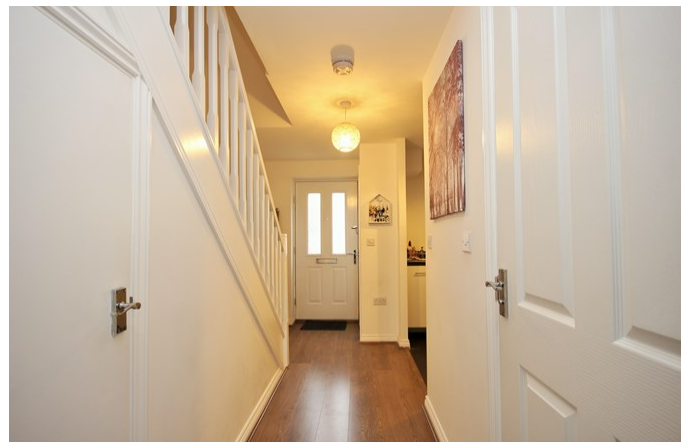


- Exceptional Middle Terraced Property
- Close to the Town Centre And Station
- Open Plan Kitchen
- Downstairs Cloakroom
- Large Living Room
- Two Sizeable Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Allocated Parking
- No Onward Chain

**9 Infantry Terrace, Military Road, Colchester, Essex. CO1 2FQ.**

Guide Price £220,000 - £230,000

An exceptional example of a two bedroom middle terrace property, situated within close proximity of Colchester's Town Centre Station and an array of other excellent local amenities. Within its 10 Year NHBC and well presented throughout, this home would make the ideal first time purchase or investment. Highlights of this home include a welcoming entrance hall with an open plan kitchen design cleverly positioned off of it with integrated appliances, downstairs cloakroom and a large living room with UPVC French doors leading to an attractive private rear garden. The first floor accommodation comprises of two sizeable bedrooms, with one featuring a built in over stairs cupboard and a family bathroom suite. The property comes complete with allocated parking to the rear.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Radiator, Amtico flooring, stairs to first floor, under stairs storage cupboard, further doors to:

### Kitchen



9' 9" x 5' 3" (2.97m x 1.60m) UPVC window to front aspect, variety of a range of fitted modern base and eye level units with roll edge working surfaces over, inset stainless steel sink unit with tap over and drainer, inset electric fan assisted oven and grill and inset four ring gas hob with extractor fan over, space for dishwasher, washing machine and fridge/freezer

### Cloakroom

Low level WC, pedestal wash hand basin, extractor fan, Amtico flooring, extractor fan

### Living Room



12' 3" x 11' 1" (3.73m x 3.38m) UPVC french doors to rear aspect, Amtico flooring, radiator, variety of communication input/outputs

### First Floor

### Landing

Loft access, radiator, further doors to:

### Bedroom One



12' 3" x 8' 6" (3.73m x 2.59m) UPVC windows to rear aspect, built in wardrobes, radiator.

# Property Details.

## Bathroom



Low level WC, pedestal wash hand basin, panel bath with power shower over and screen, shaver point, radiator

## Bedroom Two



12' 2" x 8' 5" (3.71m x 2.57m) Storage cupboards, radiator, UPVC window to front aspect

## Outside



The property benefits from a well proportioned private rear garden which features a patio area with patio slabs leading to the rear of the garden, where a garden shed can be found. The remainder of the garden is predominantly laid to lawn and the boundaries are formed by panel fencing. There is a small slate chipping boarder, which is home to an array of attractive potted plants. There is gate to the rear providing rear access, suitable for bicycles and household waste disposal, as well as leading to the allocated parking for the property. The allocated parking consists of one space, with further visitors parking easily accessible on road to the rear.

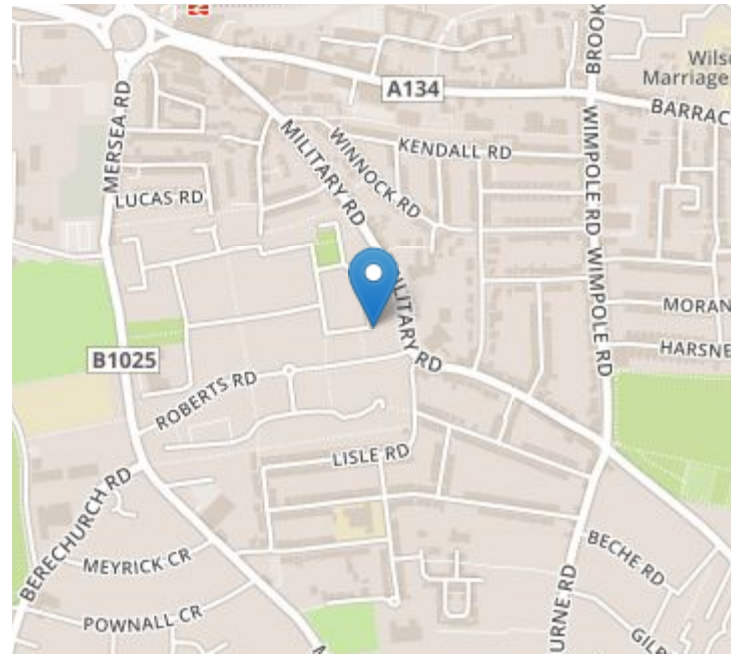
# Property Details.

## Floorplans

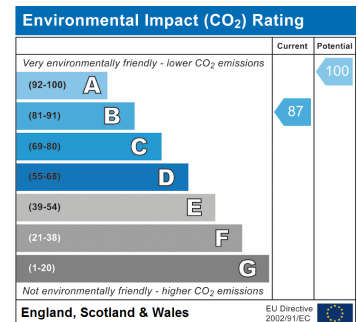
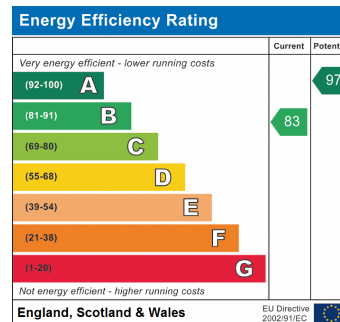


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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.