



\*\*Guide Price £260,000 - £270,000\*\*

Two Bedroom Terrace Home

Ideal First Home

South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links

Two Double Bedrooms

Fitted Kitchen With Tiled Splashbacks & Space For Appliances

Ground Floor Tiled Bathroom

Two Excellent Double Bedrooms

Impressive & Large Enclosed Rear Garden

Viewings Available - Appointment Required

## 98 Layer Road, Colchester, Colchester, Essex. CO2 7JN.

\*\*Guide Price £260,000 - £270,000\*\* Situated to the South-West of Colchester's city centre sits this deceptively spacious two bedroom terrace home, presenting itself as the ideal first time purchase and ideal for any individual, working professional, couple or small family. This home is within easy reach of an array of useful amenities, shops, schools and well-connected to the city centre via a frequent bus network. Highlights include; a large and inviting reception room, fitted kitchen with space for appliances, tiled ground floor bedroom and two excellent double bedrooms with inset over-stairs storage. An impressive rear garden is also on offer, with parking available on road for both residents and visitors alike. Viewings can be arranged via one of our consultants without delay.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Reception Room



3.96m x 4.72m (13' 0" x 15' 6")

### Inner Hall

Stairs to first floor

### Kitchen



3.92m x 3.88m (12' 10" x 12' 9")

### Rear Lobby

Door to rear garden

## Bathroom



1.67m x 2.49m (5' 6" x 8' 2")

## First Floor

### Landing

### Master Bedroom



3.83m x 3.92m (12' 7" x 12' 10")

# Property Details.

## Bedroom Two



3.92m x 3.88m (12' 10" x 12' 9")

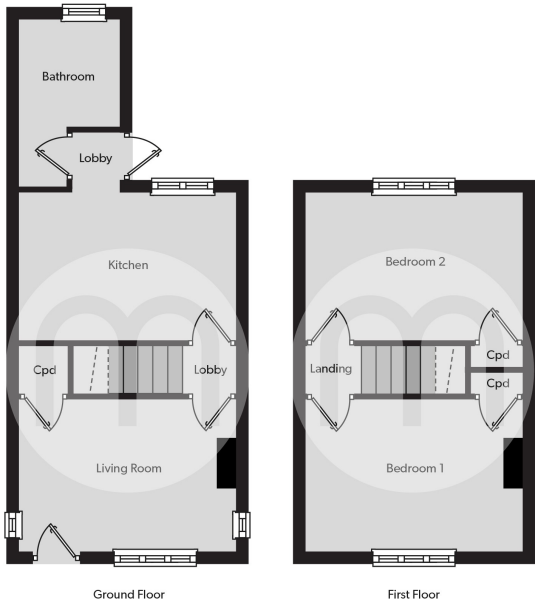
## Outside, Garden & Parking



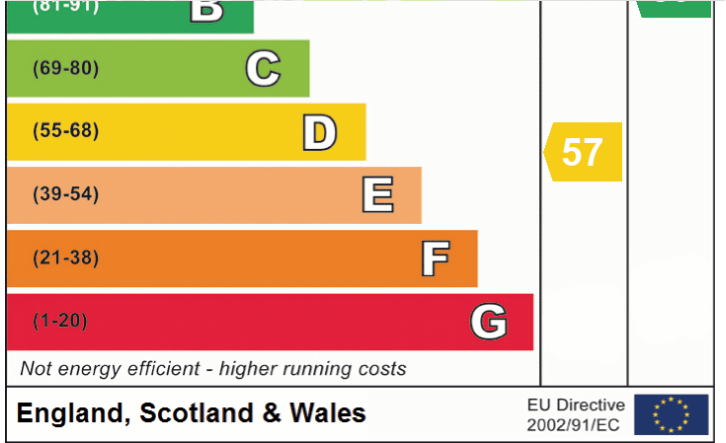
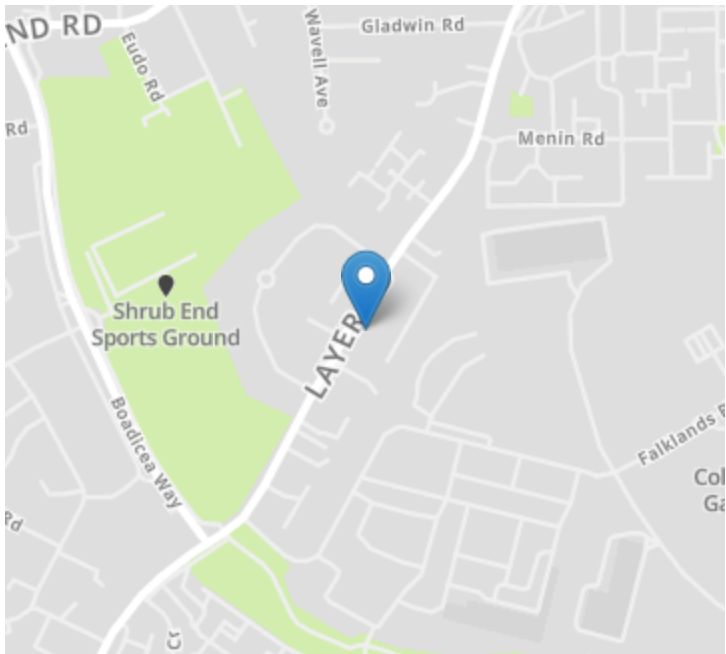
As previously mentioned, the property enjoys an impressive rear garden, commencing with a concrete patio area, with the remainder predominately laid to lawn. An array of mature shrubs, edges and trees are featured, with the property also enjoying a sizeable front garden. Parking is available on road without restriction for both visitors and residents 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.