



- Investment Opportunity
- Being Sold With Sitting Tenant
- Two Bedroom Freehold house
- Newly Fitted Kitchen & Bathroom
- Private & Generous Rear Garden
- Walking Distance To Shops & Well Served Bus Routes
- Close To The Recreation Ground
- Offered With No Onward Chain

### 54 Recreation Road, Colchester, Essex. CO1 2HF.

Offered for sale as an investment opportunity with a sitting tenant currently paying £680 per calendar month. This freehold property is located in a sought after area within close proximity to the town centre, mainline railway station, well served bus routes and many shops & convenience stores. The property consists of two double bedrooms, open plan living/dining room, modern fitted kitchen and newly fitted family bathroom. There is an allocated parking space and a generous private garden. Offered with no onward chain, viewing essential.



# Property Details.

## Ground Floor

### Entrance Hall

Storage, radiator.

### Living/Dining Room



15' 6" x 14' 3" (4.72m x 4.34m) UPVC window to front, stairs to first floor, TV and phone telephone points, door to:

## Kitchen



10' 1" x 5' 9" (3.07m x 1.75m) UPVC window to side, range of base and eye level units with work surfaces over, stainless steel one and a half bowl sink unit with tap and drainer, tiled splash backs, space for fridge/freezer, plumbing for washing machine, integrated electric oven and four ring gas hob, radiator.

## First Floor

### Landing

Loft Hatch.

### Bedroom One



10' 9" x 10' 7" (3.28m x 3.23m) UPVC window to front, built in wardrobe, radiator.

# Property Details.

## Bedroom Two



10' 3" x 7' 8" (3.12m x 2.34m) UPVC window to front, radiator.

## Bathroom



UPVC frosted window to side, low level WC, pedestal wash hand basin, p-shaped bath with mixer tap and shower over, chrome heated towel rail, fully tiled.

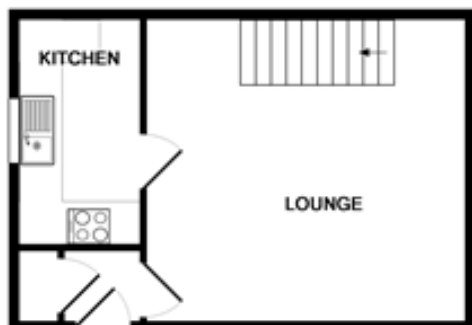
## Outside



The property benefits of a private parking space and a generous private garden with a patio area, lawn area, summer house to remain, side gate, enclosed by panel fencing.

# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.0 SQ.M.)

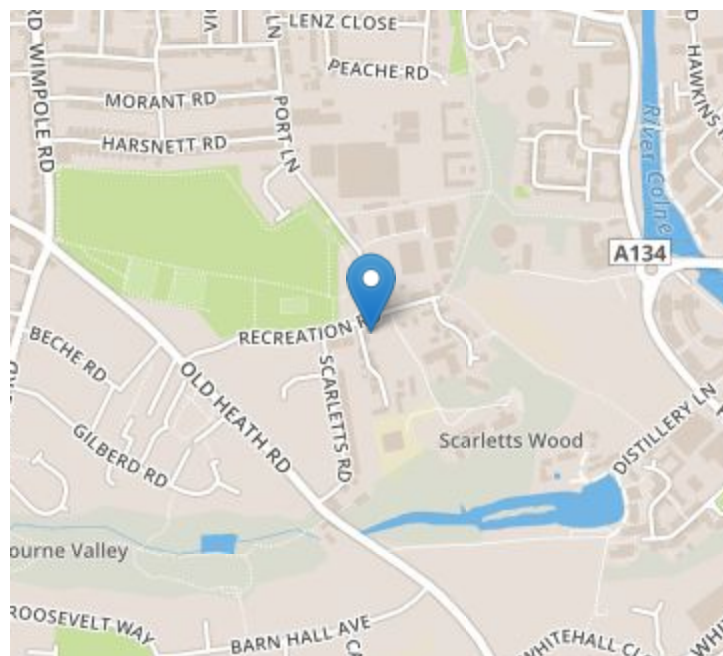


1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.0 SQ.M.)

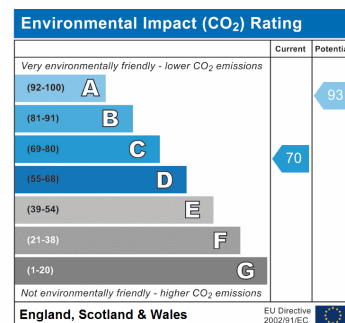
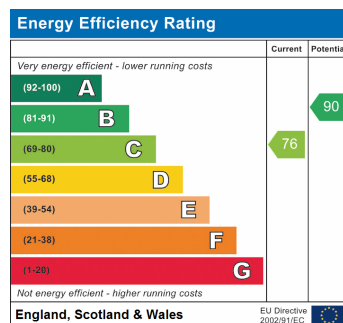
TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.