



- Ideal For First Time Buyers, Working Professional Or Investors
- Tastefully Designed With Contemporary Finishes
- Open Plan Living Accommodation
- Fitted Kitchen With Integrated Appliances, Ceramic Butler Sink And Gas Range Cooker
- Underfloor Heating
- Two Double Bedrooms
- First Floor Bathroom Suite
- Residents Permit Parking For Two Cars
- Low Maintenance Garden With Side Access

Call to view 01206 576999



61 Butt Road, Colchester, Essex. CO3 3BZ.

Guide Price £250,000-£275,000 An exciting opportunity to purchase this tastefully refurbished two double bedroom end of terrace home, conveniently located in the City centre with excellent access to Colchester's vibrant lifestyle. The city centre offers a range of high class restaurants, boutiques and shops and is within walking distance to Colchester's city train station, offering links to London Liverpool Street. This stunning home is offered in excellent condition and has been upgraded and improved by the current owner. This deceptively spacious home would make an ideal purchase for any prospective first time buyer or professional couple.



Property Details.

Ground Floor

Entrance Porch

Entrance door to front aspect, access to:

Reception Room



11' 7" x 10' 1" (3.53m x 3.07m) UPVC window to front aspect, wood flooring, radiator, variety of communication points, open access into dining room

Inner Hall/Dining Area



7' 11" x 7' 5" (2.41m x 2.26m) Storage cupboard, wood flooring, stairs to first floor, door to:

Kitchen



11' 5" x 10' 9" (3.48m x 3.28m) Contemporary fitted kitchen with a range of fitted base and eye level units, cupboards and work surfaces over, inset butler sink with mixer tap over, space for appliances, integrated fridge/freezer, gas range cooker with inset four ring gas hob, splash back, extractor hood above, wooden effect flooring with underfloor heating, inset spotlights, UPVC french doors to rear garden

First Floor

First Floor Landing

Loft access, doors to:

Master Bedroom



11' 5" x 10' 9" (3.48m x 3.28m) UPVC window to rear aspect, radiator, room for wardrobes and units

Property Details.

Bedroom Two



11' 8" x 10' (3.56m x 3.05m) UPVC window to front aspect, radiator, room for wardrobes and units

First Floor Family Bathroom Suite



White tiled suite comprising panel enclosed bath with electric shower over, low level W.C., pedestal wash basin, part tiled walls, radiator

Outside, Garden & Parking Arrangements



Outside to the rear, the property enjoys a low maintenance garden, completely laid to patio and enclosed by a variety of shrubs, flower beds and panel fencing. This garden is perfect for al-fresco dining in summer evenings, having undergone a programme of refurbishment to a high standard and specification. There is also the further benefit of side access, leading to the front of the property, perfect for bicycles. Permit parking is available for two cars, in a close by park adjoining Butt Road.

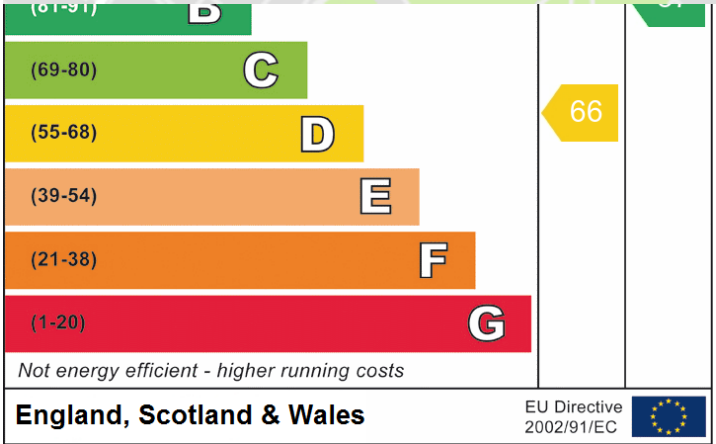
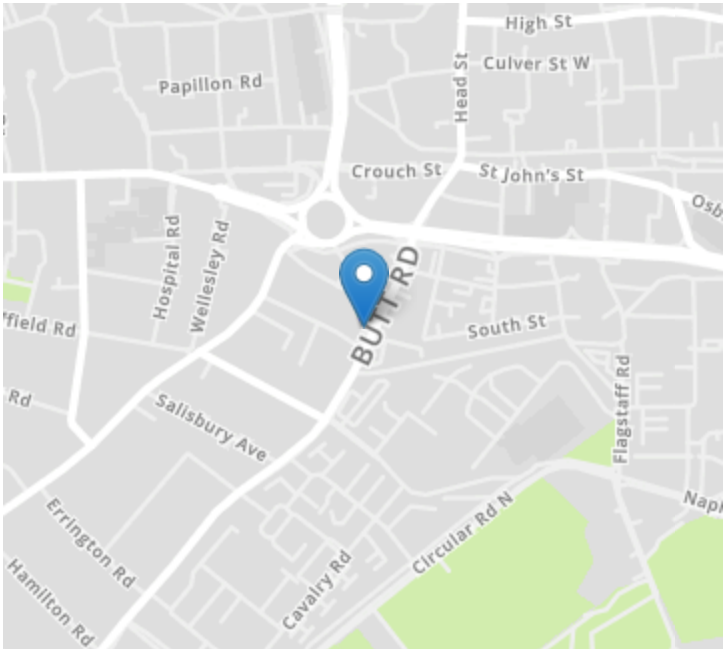
Parking can be found in Butt Road car park which is for permit holders only until 8:00am the next morning. We advise all perspective buyers to check this with their chosen solicitor, confirming costings and application process.

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.