



- Offering Itself As The Ideal First Time Purchase Or Investment
- Two Double Bedroom End Of Terrace Home
- Set In The Pinnacle of Colchester's City Centre
- Close To An Array Of Excellent Amenities, Shops & Leisure Facilities
- Spacious Living/Dining Room With Inset Cast Iron Burner
- Large Kitchen With Space For Appliances
- First Floor Family Bathroom Suite
- Offered To Market With No Onward Chain
- Viewing Advised!

27 Ipswich Road, Colchester, Essex. CO1 2YE.

Guide Price £210,000 - £220,000 Offering itself to market as the ideal first-time purchase or investment, with no onward chain and conveniently positioned within the heart of Colchester's vibrant and exciting city centre. This two-bedroom end of terrace home offers generous living and bedroom space throughout, with accommodation evenly distributed across two floors. Internally, accommodation comprises of a large kitchen with space for appliances, open plan living/dining room with feature cast iron burner, two spacious double bedrooms and a first-floor family bathroom suite. Outside, the property benefits from a private and enclosed rear garden, block paved and requires very low maintenance. The property benefits from side access, ideal for bicycles.



Call to view 01206 576999



Property Details.

Ground Floor

Kitchen



9' 9" x 10' 5" (2.97m x 3.17m) Glazed entrance door to front aspect, tiled floor, space for fridge/freezer, washing machine, tumble dryer, variety of base and eye level units with work surfaces over, inset electric oven and grill, tiled splash back, inset four ring hob with extractor fan over, tiled splash back, inset stainless steel sink, drainer and hot and cold tap, wall mounted BAXI boiler, radiator, window to rear aspect, door to:

Living/Dining Room



Full room measurement - 21' 8" x 11' 4" (6.60m x 3.45m)

Dining Area- 11' 4" x 9' 6" (3.45m x 2.90m)
UPVC window to rear aspect, wood effect laminate flooring, stairs to first floor, open plan to:

Living Area - 11' 4" x 11' 4" (3.45m x 3.45m) Window to front aspect, inset cast iron burner, communication points, desk

First Floor

First Floor Landing

Stairs to ground floor, loft access, doors to:

Master Bedroom



10' 1" x 11' 5" (3.07m x 3.48m) Window to front aspect, built in wardrobe & cupboard, radiator

Property Details.

Bedroom Two



10' 5" x 9' 3" (3.17m x 2.82m) Window to rear aspect, radiator

Family Bathroom



5' 5" x 10' 1" (1.65m x 3.07m) Bathroom suite comprising of; W.C, pedestal wash hand basin, panel bath with shower over and screen, chrome wall mounted towel rail, W.C, window to rear aspect

Outside, Garden & Parking

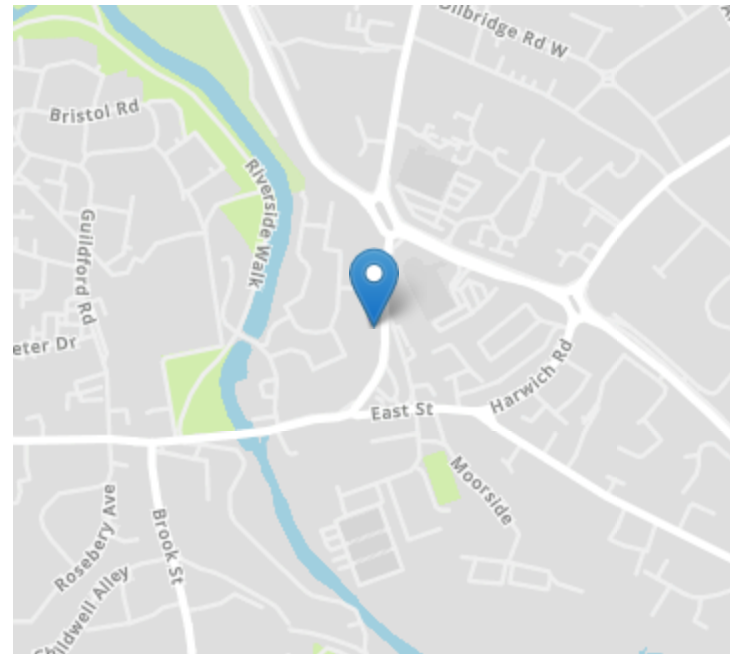


Outside, the property benefits from a private and enclosed rear garden, block paved and requires very low maintenance. The property benefits from side access, ideal for bicycles. Parking is available on road.

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.