



## 19 Winsley Road, Colchester, Essex. CO1 2DG.

**\*\*Guide Price £250,000 - £260,000\*\*** Situated in the popular 'New Town' district of Colchester's city centre resides this three bedroom semi-detached period home. Offered to the open market with the added benefit of no onward chain and ready to be occupied without delay, it offers the ideal blank canvas for any individual to either enjoy or improve upon. Within easy reach of an array of useful amenities, shops and transport links this home offers itself to an array of different prospective purchasers from; individuals, working professionals, couples or small families. Complete with a low maintenance rear garden, we encourage an internal viewing to appreciate the deceptive amount of accommodation on offer.



- **\*\*Guide Price £250,000 - £260,000\*\***
- Three Bedroom Semi-Detached Period Property
- New Town District
- Close To An Array Of Amenities, Shops & Public Transport Links
- Living Room
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Low Maintenance Rear Garden
- Viewings Available

# Property Details.

## Ground Floor

### Entrance

Door to side aspect, stairs to first floor, internal door to:

### Dining Room/Reception Room (1)



3.11m x 3.45m (10' 2" x 11' 4") Window to rear aspect, fireplace, radiator, understairs storage, access to:

### Living Room/Reception Room (2)



3.85m x 3.09m (12' 8" x 10' 2") Window to front aspect (secondary glazing), communication points, window to side aspect, radiator

## Kitchen



2.09m x 2.6m (6' 10" x 8' 6") A fitted kitchen comprising of; a range of base and eye level units with work work surfaces over, brick slip splash back, inset sink, drainer and hot and cold tap over, space for cooker, wood effect flooring, window to side aspect, door to side aspect (leading to rear garden), access to:

## Bathroom



Ground floor bathroom comprising of; chrome wall mounted towel rail, tiled floor, panel bath with screen and electric shower over, W.C., wash hand basin, window to side aspect

## First Floor

### Landing

Window to side aspect, storage, loft access, doors to:

# Property Details.

## Master Bedroom



3.85m x 3.17m (12' 8" x 10' 5") Window to front aspect, radiator

## Bedroom Three



2.65m x 2.15m (8' 8" x 7' 1") Window to rear aspect, radiator

## Bedroom Two



3.35m x 2.44m (11' 0" x 8' 0") Window to rear aspect, radiator

## Outside, Garden & Garage



Outside, a low maintenance rear garden is on offer, the ideal place for peaceful reflection. There is also the added benefit of a detached garage, which could benefit from some minor improvements but offers additional storage space.

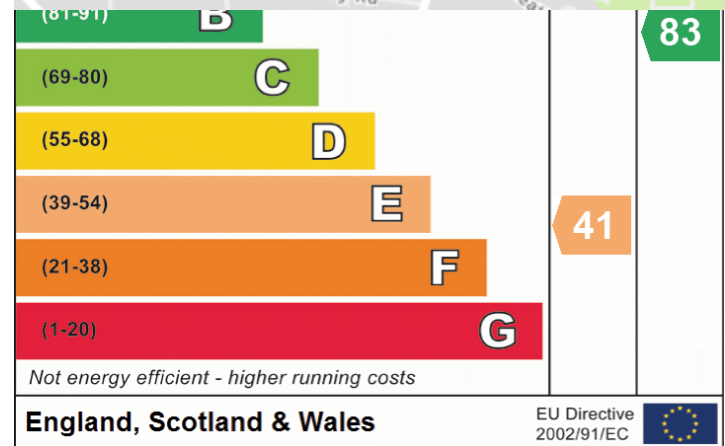
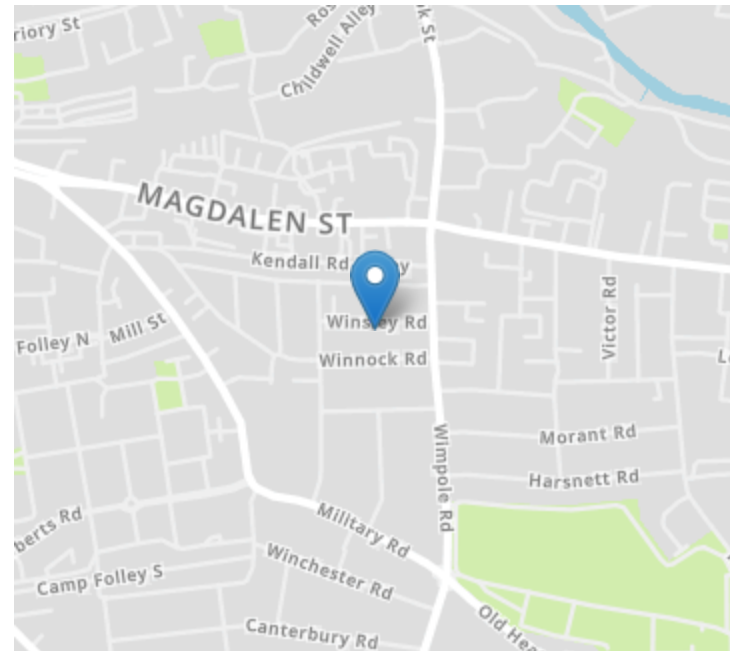
A shared driveway is also available.

# 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.