



- Two Bedroom Semi-Detached House
- Offered With Sitting Tenant
- Close To Town & Station
- Generous Rear Garden
- Offered On A Chain Free Basis

**77 Bourne Road, Colchester, Essex. CO2 7LP.**

**\*\*Investment opportunity\*\*** This terrace property is located within walking distance to Colchester town centre and mainline train station to London Liverpool street. The property comprises of generous living/dining room, fully fitted kitchen, family bathroom and three sizeable bedrooms. Externally there is a private rear garden and there is parking available on the road in front of the property. Offered for sale with sitting tenant paying £750 per calendar month. Please contact 01206 576999 for more information.





# Property Details.

## Ground Floor

### Living Room



23' 3" x 11' 7" (7.09m x 3.53m)

Entrance door, Double glazed window to front and rear aspect, stairs rising to first floor, T'V & phone points, two radiators, door leading to kitchen.

### Kitchen



12' 9" x 6' 10" (3.89m x 2.08m) Double glazed window to side aspect, a range of wall and base units over an area of roll edge work tops, inset sink and drainer units, plumbing for a washing machine, space for appliances, laminate floor, tile splash backs, radiator.

## First Floor

### Landing

Loft access, doors leading to;

# Property Details.

## Bedroom One



11' 7" x 9' 11" (3.53m x 3.02m) Double glazed window to front aspect, radiator.

## Bedroom Two



12' 5" x 6' 11" (3.78m x 2.11m) Double glazed window to rear aspect, radiator.

## Family Bathroom



Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with mixer taps and shower over, tiled walls, radiator.

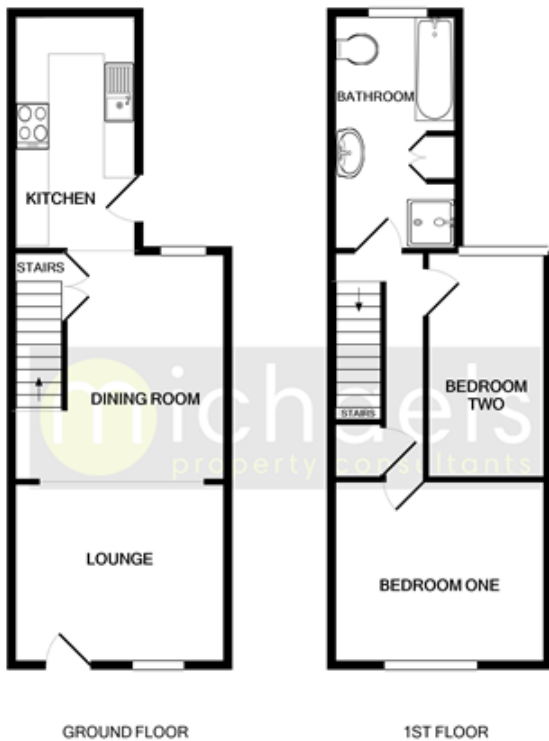
## Rear Garden



Paved patio area, raised decking area, lawn area, gated side access, garden shed to remain, fully enclosed by panel fencing.

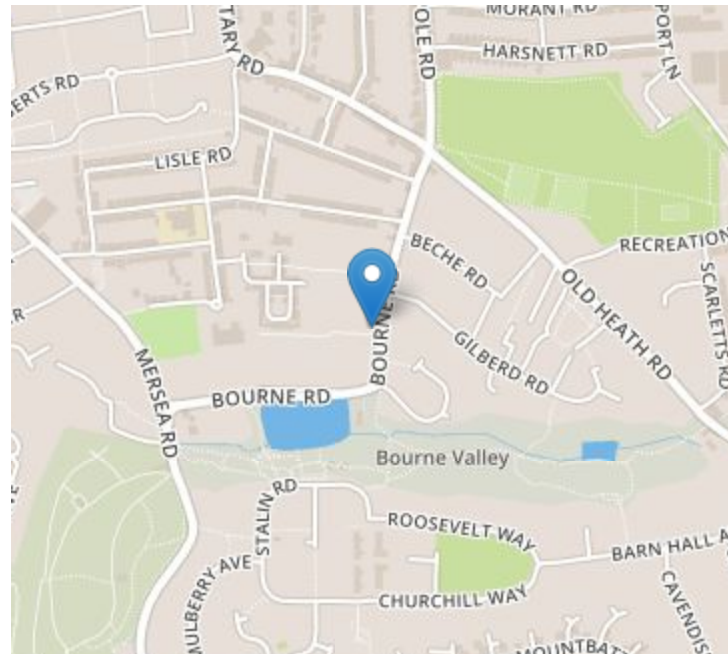
# Property Details.

## Floorplans

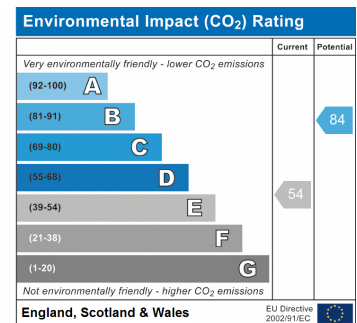
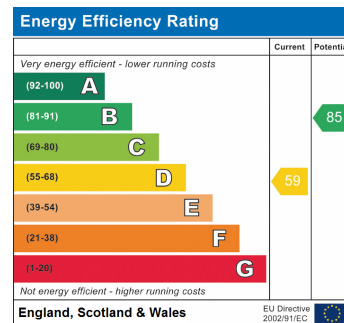


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.