



- An Excellent Two Bedroom Terrace Home
- Ideal First Home
- Moments From Colchester's City Centre, Station & Amenities
- No Onward Chain
- Ground Floor Cloakroom
- Modern Kitchen With Space For Appliances
- Well-Proportioned Reception Room With Patio Doors To Garden
- Two Double Bedrooms
- First Floor Bathroom
- Allocated Parking

47 St Leonards Road, Colchester, Essex. CO1 2NU.

St Leonards Road, CO1 – Two Bedroom Terraced Home – No Onward Chain – An excellent opportunity to acquire this chain-free two bedroom terraced home, ideally located just moments from the city centre. The property is conveniently positioned close to a wide range of amenities and Hythe railway station, offering direct links to London Liverpool Street, and is ready for immediate occupation. The accommodation comprises a welcoming entrance hall with a downstairs cloakroom, a modern fitted kitchen with space for appliances, and a well-proportioned reception room featuring patio doors opening onto the rear garden. To the first floor are two double bedrooms and a family bathroom.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Kitchen



10' 4" x 5' 7" (3.15m x 1.70m)

Living Room



16' 5" x 13' 2" (5.00m x 4.01m)

First Floor

Landing

Master Bedroom



13' 2" x 9' 0" (4.01m x 2.74m)

Bathroom



7' 1" x 6' 4" (2.16m x 1.93m)

Bedroom Two



13' 2" x 10' 4" (4.01m x 3.15m)

Property Details.

Outside

Garden



Parking Arrangements

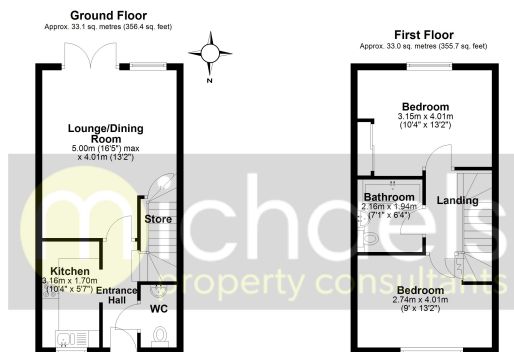
Allocated parking for one vehicle, positioned to the rear of the property. There is also visitor parking available to the front of the property, subject to availability.

Additional Information

We have been informed an annual estate charge is applicable to this property, payable at approximately £250 per annum. We do advise that all interested parties confirm this information and its legal set up, at an early stage of their conveyance with their appointed solicitor.

Property Details.

Floorplans



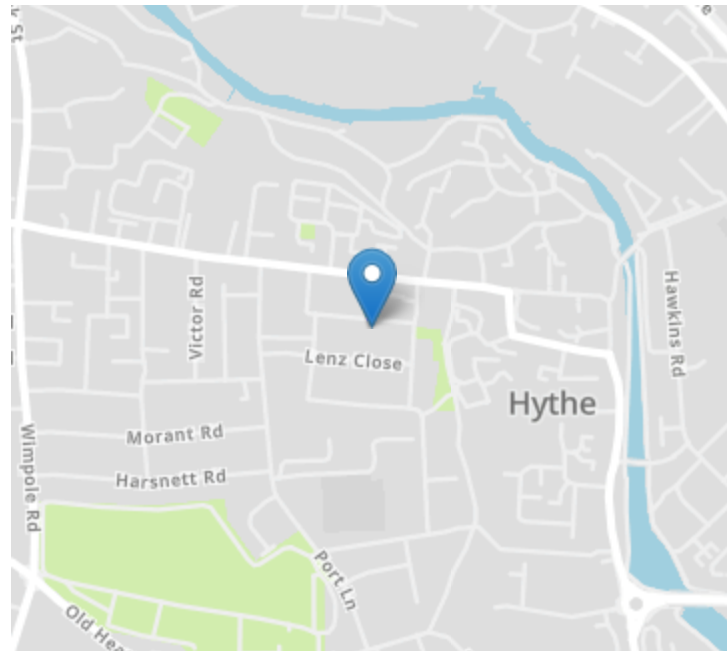
Total area: approx. 66.2 sq. metres (712.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/closets space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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St Leonards Road, Colchester

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.