



- Spacious Victorian Semi-Detached House
- Generous Open Plan Living/Dining Room
- Fully Fitted Kitchen
- Three Sizeable Bedrooms
- Family Shower Room
- Low Maintenance South Facing Rear Garden
- Within Walking Distance To Colchester Town Centre
- Offered with No Onward Chain

**101 Military Road, Colchester, Essex.
CO1 2AT.**

Guide Price £220,000 - £230,000. Situation in the highly popular area of Newtown within walking distance to Colchester town centre, mainline train station to London Liverpool Street and offering very sought after school catchments is this Victorian semi-detached family home. This spacious property comprises of very generous living/dining room, fully fitted kitchen, fully tiled shower room and three sizeable bedrooms. Externally there is a low maintenance rear garden and parking on the road. To fully appreciate this wonderful family home internal inspection is essential.



Property Details.

Ground Floor

Living/Dining Room



13' 1" x 23' 4" (3.99m x 7.11m)
Entrance door, window to front aspect, under stairs cupboard, stairs rising to first floor, radiator, door leading to kitchen.

Kitchen



21' 3" x 7' 4" (6.48m x 2.24m) Two windows to side aspect, a range of wall of base units over an area of roll edge work tops, inset sink and drainer unit, space for fridge freezer, space for double range oven, tile splash backs, breakfast bar area, plumbing for a washing machine, door to rear lobby

Lobby

Door leading to the garden, door to shower room, cupboard housing boiler.

Shower Room



Frosted window to side aspect, wash hand basin, low level WC, fully tiled walk in shower cubical, radiator, fully tiled walls.

First Floor

Landing

Radiator, doors leading to;

Property Details.

Bedroom One



12' 0" x 12' 9" (3.66m x 3.89m) Window to front aspect, radiator.

Bedroom Three



7' 4" x 12' 3" (2.24m x 3.73m) Window to rear aspect, radiator, loft access.

Bedroom Two



11' 5" x 8' 0" (3.48m x 2.44m) Window to rear aspect, radiator.

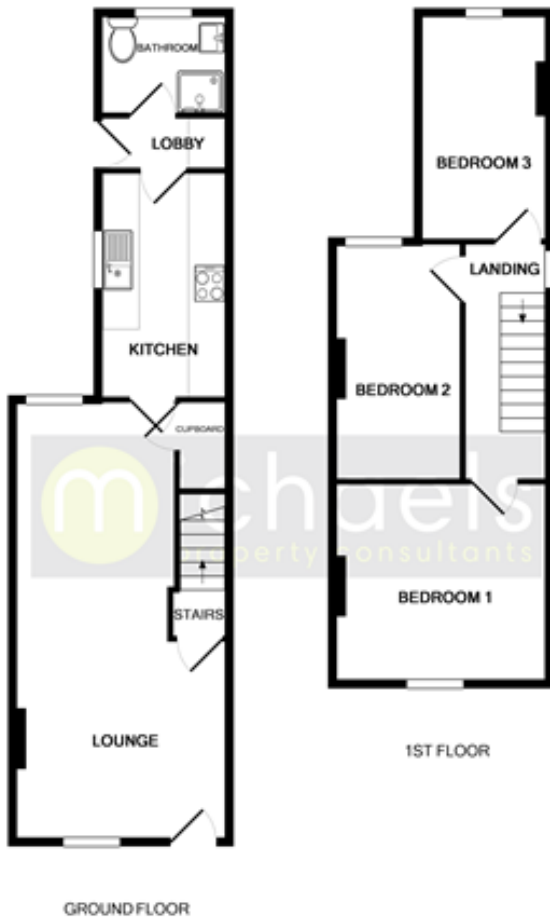
Rear Garden



Paved area, landscaped lawn area, garden tap, gate to side access, fully enclosed by panel fencing.

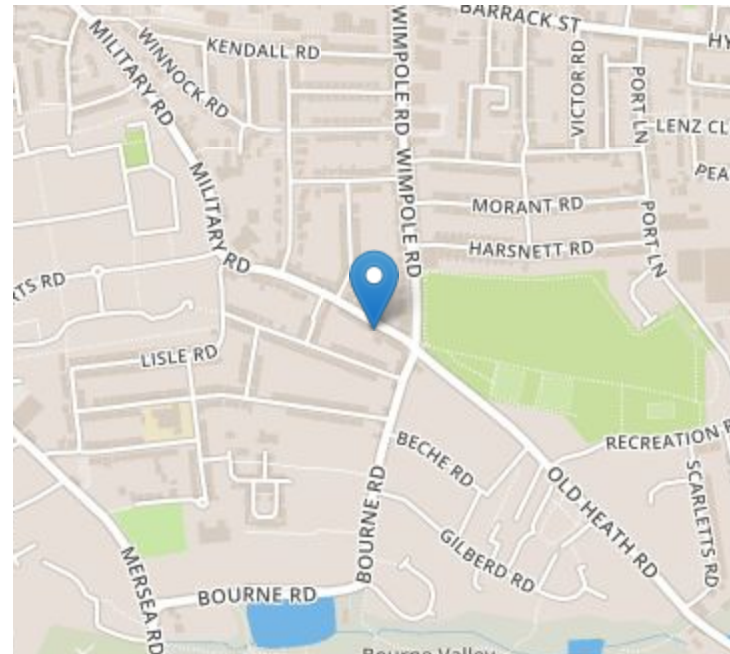
Property Details.

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.