



- Two Bedroom Middle-Terrace Home
- Close To An Array Of Excellent Amenities, Shops & Leisure Facilities
- Colchester City Centre Position
- Requiring Renovation & Improvement
- Reception Room
- Fitted Kitchen With Space For Appliances
- Ground Floor Family Bathroom
- Private & Enclosed Rear Garden
- Offered To Market With No Onward Chain
- Internal Viewings Welcomed

## 21 Ipswich Road, Colchester, Essex. CO1 2YE.

An excellent opportunity to acquire a two-bedroom middle terrace home in Colchester's City Centre, within walking distance to an array of shops, amenities and transport links. Offering itself to market with no onward chain, this property would benefit from renovation throughout and offers any prospective purchaser the ideal 'shell', of which would welcome reimagination, improvement and a cosmetic uplift. Internally, the property offers a reception room, fitted kitchen with space for appliances, ground floor bathroom and two well-proportioned bedrooms. Outside, the property offers an enclosed private rear garden, enclosed by panel fencing. Parking is available on road for residents and visitors alike. Internal inspections welcomed.





# Property Details.

## Ground Floor

### Reception Room



11' 6" x 10' 8" (3.51m x 3.25m) Entrance door to front aspect, window to front aspect, open feature fireplace, wall mounted heater, door to:

### Kitchen



10' 2" x 8' 6" (3.10m x 2.59m) A fitted kitchen comprising of a range of fitted base and eye level units with work surfaces over, inset electric oven and grill, inset hob, inset sink, drainer and taps over, space for appliances, exposed brick wall, electric wall mounted heater, stairs to first floor, door to:

### Rear Lobby

Door to side access providing access to rear garden, access to;

### Ground Floor Bathroom



Tiled floor, panel bath with tiled walls behind, W.C, pedestal wash hand basin, window to side aspect, wall mounted heater

## First Floor

### First Floor Landing

Stairs to ground, doors to:

# Property Details.

## Master Bedroom



11' 7" x 10' 9" (3.53m x 3.28m) Window to front aspect, wall mounted electric heater

## Bedroom Two



9' 8" x 8' 0" (2.95m x 2.44m) Window to rear aspect, wall mounted electric heater

## Outside, Garden & Parking



Outside, the property offers an enclosed private rear garden, enclosed by panel fencing. Parking is available on road for residents and visitors alike. Internal inspections welcomed.

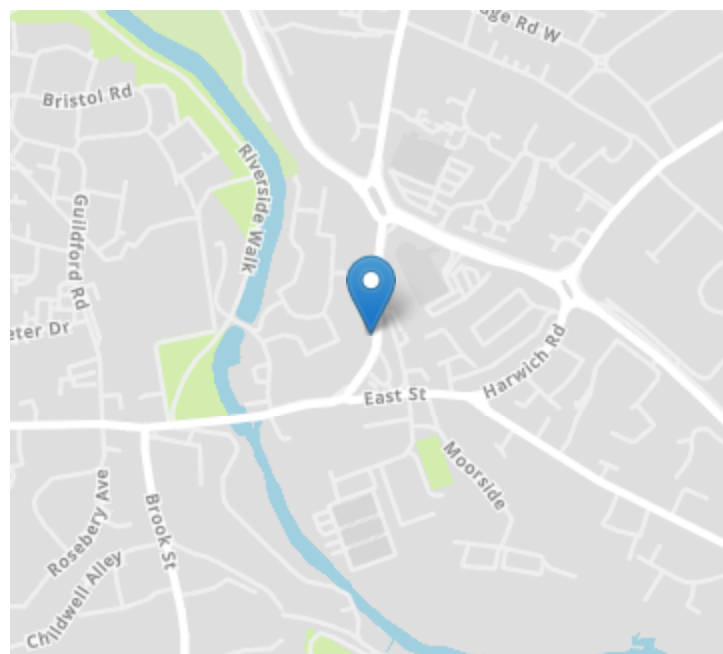
## Additional Information

Please be advised the EPC & floorplan will be uploaded to the property listing imminently.

# 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.