



- Superb First Time Purchase Or Investment Property
- Popular New Town Location
- Victorian Terrace House
- Two Reception Rooms
- Modern Fitted Kitchen & Lean To
- Two Double Bedrooms
- Spacious First Floor Family Bathroom
- Low Maintenance Courtyard Garden

4 Morant Road, Colchester, Essex. CO1 2JA.

Located in the heart of the popular New Town area on this idyllic tree lined road of Colchester within walking distance to the mainline train station with links to London Liverpool Street, The Town Centre with its variety of high quality restaurants and shops, sought after school catchments and a wealth of amenities including a local butchers is the charming Victorian, two double bedroom terraced house. The property is offered to the market in great condition and is real blank canvass for any prospective purchaser. Comprising of two generous reception rooms, a modern fitted kitchen, two double bedrooms and first floor, spacious family bathroom. Externally there is a low maintenance, recently landscaped paved rear garden providing ample space for outdoor dining and on road parking is available.



Property Details.

Ground Floor

Living Room



10' 9" x 11' 2" (3.28m x 3.40m) Double glazed window to front aspect, cast iron open fire place, T.V & phone points, radiator.

Dining Room



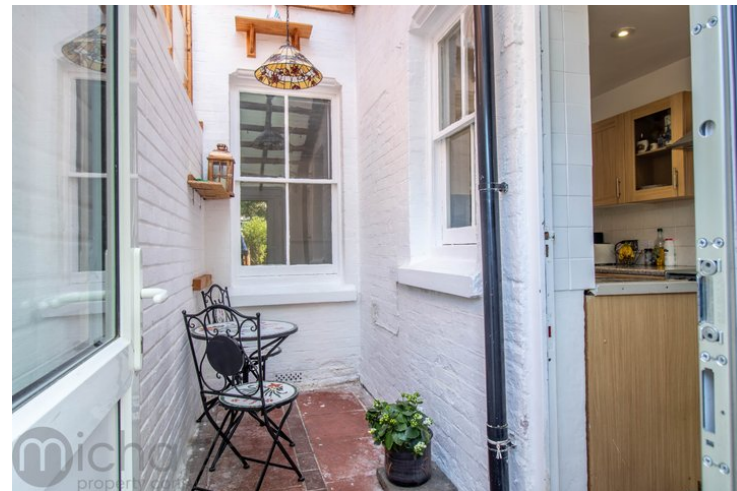
11' 1" x 11' 2" (3.38m x 3.40m) Double glazed window to rear aspect, under stairs storage cupboard, radiator, door leading to kitchen.

Kitchen



6' 6" x 13' 1" (1.98m x 3.99m) Double glazed window to rear aspect, a range of wall and base units over an area of roll edge work surface, inset stainless steel sink and drainer unit, plumbing for a washing machine, space for appliances, wall mounted combi boiler, tile splash backs, door leading to lean to;

Lean To



Sizeable storage area, door leading to the rear garden.

First Floor

Landing

Doors leading to;

Property Details.

Bedroom One



10' 9" x 11' 2" (3.28m x 3.40m) Double glazed window to front aspect, cast iron fire place, over stairs storage cupboard, radiator.

Family Bathroom



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

Bedroom Two



11' 2" x 7' 4" (3.40m x 2.24m) Double glazed window to rear aspect, over stairs cupboard, radiator.

Rear Garden



The rear garden is fully paved with garden tap, fully enclosed by panel fencing.

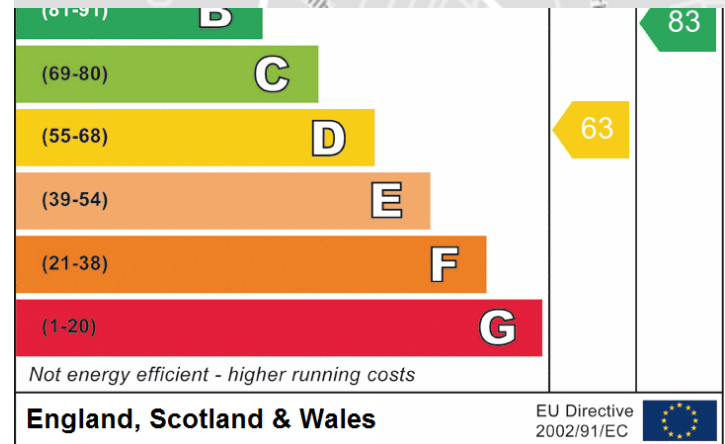
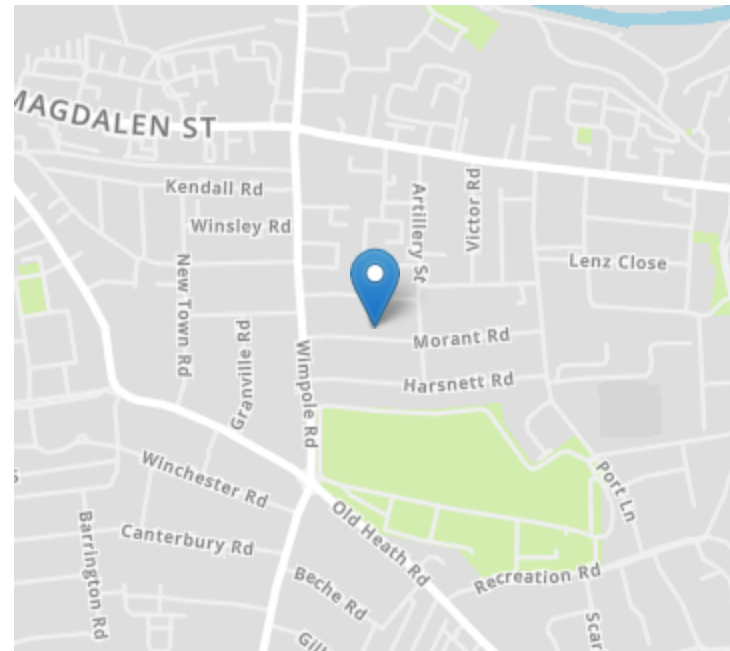
Property Details.

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



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.