

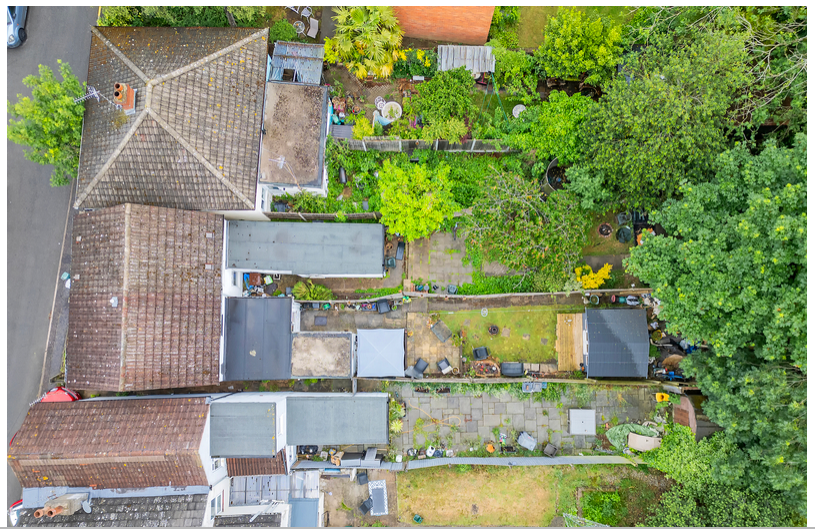


- Two Bedroom Semi-Detached Home
- Ideal First Home Or Investment
- 'New Town' District Of Colchester City Centre
- Well-Proportioned Living Room
- Open Plan Kitchen/Dining Room
- Ground Floor Bathroom
- Two Double Bedrooms
- Spacious Private Rear Garden

97 Artillery Street, Colchester, Colchester, Essex. CO1 2JG.

****Guide Price £200,000 - £220,000**** A two bedroom semi-detached home positioned in the central neighbourhood of 'New Town', a stones throw from Colchester's historic and vibrant city centre. New Town is within easy access to an array of excellent amenities, shops and transport links (including Colchester's city centre station with links to London Liverpool Street Station) and with this considered, it offers itself as the ideal home for; first time buyers, working professionals, small families and investors alike.

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Porch

Living Room



10' 6" x 11' 6" (3.20m x 3.51m)

Kitchen/Dining Area



Kitchen - 11' 6" x 9' 7" (3.51m x 2.92m)

Dining Area- 7' 10" x 11' 6" (2.39m x 3.51m)

Ground Floor Bathroom



First Floor

Landing

Property Details.

Master Bedroom



10' 6" x 12' 1" (3.20m x 3.68m)

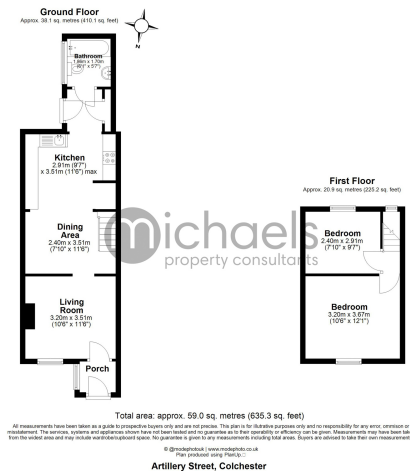
Bedroom Two



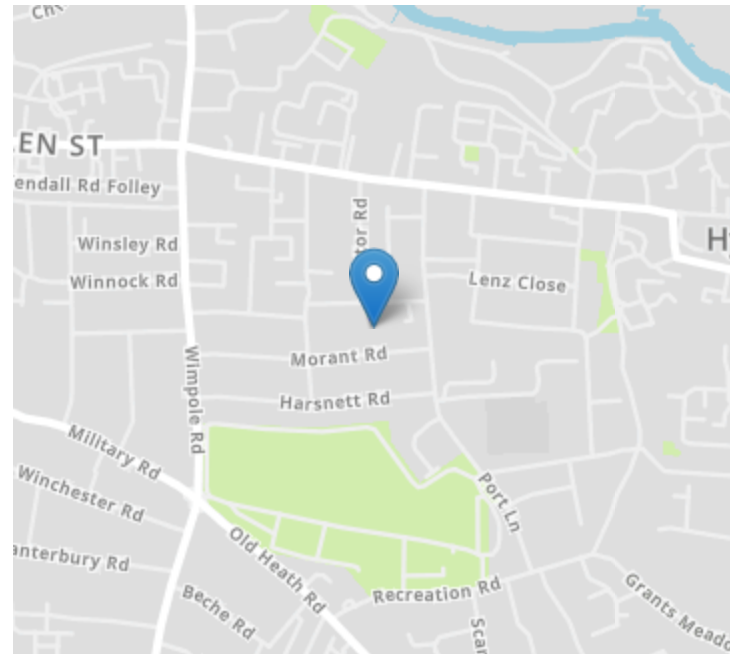
7' 10" x 9' 7" (2.39m x 2.92m)

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.