



## St. Leonards Road, Colchester, CO1 2NU

£210,000

NO ONWARD CHAIN. TWO DOUBLE BEDROOM HOUSE WITH FIRST FLOOR BATHROOM AND GOOD SIZE GARDEN. Freshly redecorated, gas central heating and uPVC double glazing this cozy town cottage is ready to move straight into, an ideal first time buy or investment. Located off of Hythe Hill the property has easy access into the city centre as well as being close to Essex University.

### Living Room

12'0" x 11'0" (3.68 x 3.37)



uPVC entrance door and window to the front, radiator, two built-in cupboards

### Inner Lobby

3'1" x 2'9" (0.94 x 0.84)

Stairs leading to first floor

### Dining Room

12'0" x 11'0" (3.66 x 3.37)



uPVC double glazed window to the rear, radiator, walk-in under-stairs cupboard

### Kitchen

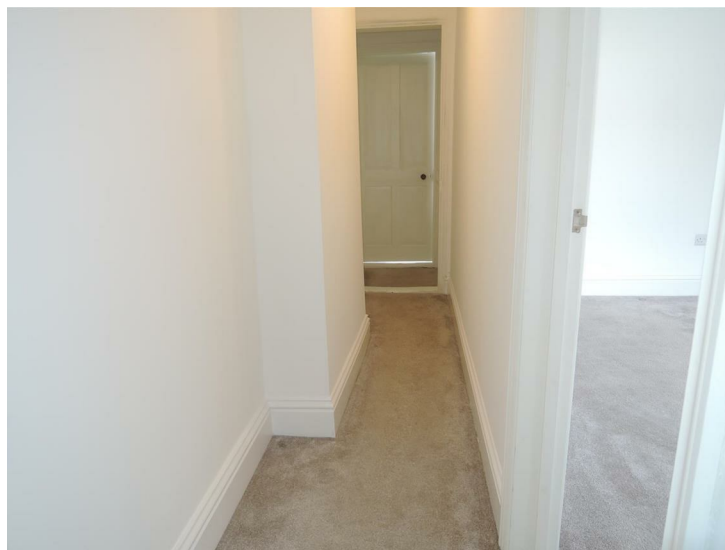
8'5" x 6'2" (2.58 x 1.89)



uPVC double glazed door giving access to the garden and uPVC double glazed window to the side. Fitted with a range of floor and wall mounted units and work tops with inset stainless steel sink unit with mixer tap over, Built-in electric oven and induction hob with stainless steel extractor hood over, space and plumbing for washing machine. Wall mounted "Glow Worm", gas boiler providing heating and hot water.

### Landing

15'10" x 2'10" (4.84 x 0.87)



Independent access to both bedrooms and the bathroom



### Bedroom One

12'0" x 11'1" (3.67 x 3.38)



uPVC double glazed window to the front, radiator, built-in cupboard

### Bedroom Two

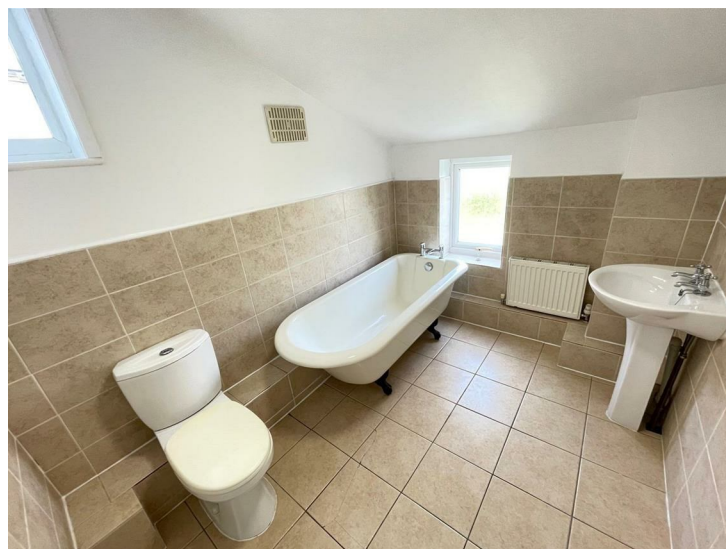
12'0" x 7'9" (3.67 x 2.37)



uPVC double glazed window to the rear, radiator

### Bathroom

8'9" x 6'8" (2.67 x 2.04)



uPVC double glazed windows to the rear and side. Clawfoot, roll top bath tub, pedestal wash basin and low level WC. Ceramic tiled floor, radiator

### Garden

42 (12.80m)



The rear garden is mostly paved and currently enclosed on three sides.

There is pedestrian access to the garden via a right of way over the next door property plus there is a right of way across the start of the garden for the owners / occupiers of the next two adjacent houses.

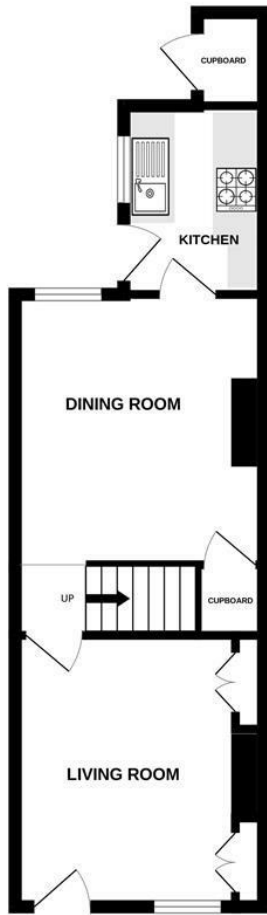
There is a brick built shed / outhouse attached to the back of the property.

### AGENTS NOTE

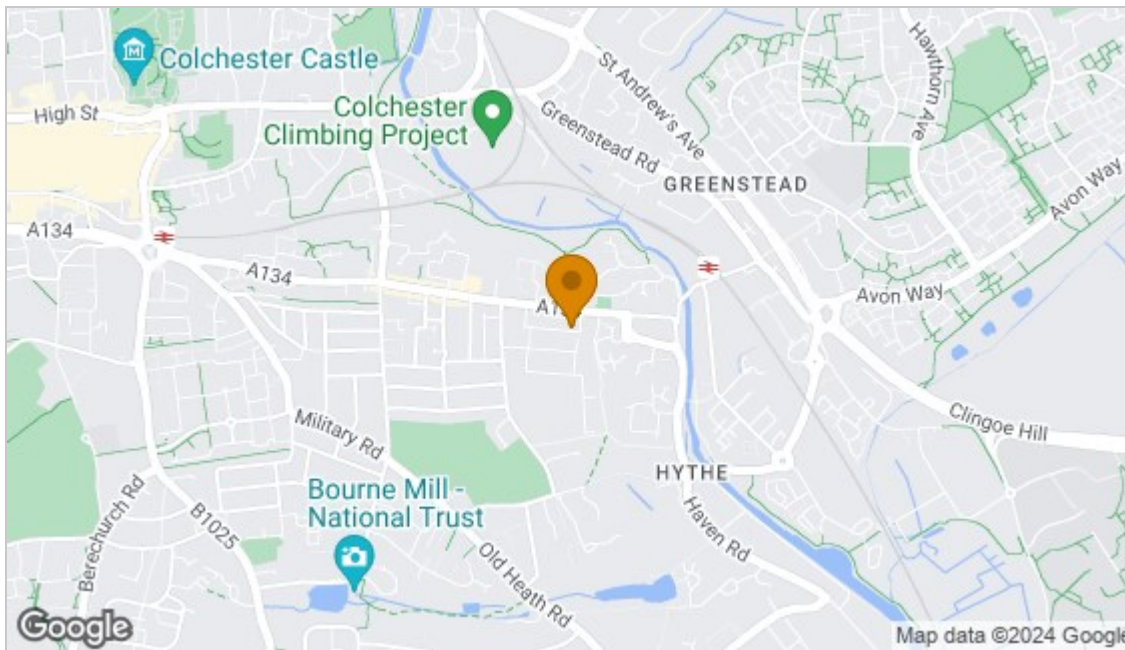
This property is Freehold with no estate or service charges. Colchester City Council - Council Tax Band B. It is for sale with no ongoing chain.

### DISCLAIMER

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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