



## Kendall Road, Colchester, CO1 2BU

Asking price £195,000

The opportunity to buy this realistically priced THREE BEDROOM end of terrace house with NO ONWARD CHAIN. The property is just waiting for its new owner to put their stamp on this established home which is in need of some TLC. Being located in the popular New Town residential area of Colchester, the house sits within close proximity of schooling facilities, independent shops and a short walk to Colchester's 'Town' Railway Station. The property has a recently refitted bathroom and up to date gas and electric certification. On the ground floor is a through living/dining space, kitchen and utility area. On the first floor are three bedrooms and bathroom. To the rear is a courtyard style garden with a shed and side access.



### Living / Dining Room

21'10" x 12'0" (6.68 x 3.66)



Entrance door and double glazed window to the front and side, ornamental fireplace, built-in cupboards, stairs rising to the first floor, two radiators

### Kitchen

12'0" x 7'11" (3.66 x 2.42)



Double glazed window to the rear, open to utility room. Fitted with a range of floor and wall mounted units and roll top worksurfaces with inset stainless steel sink unit. Built-in electric oven and four ring gas hob.

### Utility Room

6'7" x 5'1" (2.01 x 1.57)



Double glazed window and door to the rear, roll top work surface with fitted cupboard under and space and plumbing for a washing machine. Wall mounted gas boiler that has been regularly serviced and certified.

### Landing



Access to loft space, built-in cupboard

### Bedroom One

12'0" x 10'4" (3.66 x 3.16)



Double glazed window to the front, radiator

### Bedroom Three

8'5" x 5'6" (2.59 x 1.68)



Double glazed window to the rear, radiator

### Bedroom Two

13'1" x 6'2" (3.99 x 1.90)



Double glazed window to the rear, radiator

### Bathroom

6'5" x 6'5" (1.96 x 1.96)



Double glazed window to the side, recently refitted bathroom suite comprising of panelled bath with shower over, pedestal wash basin and low level WC, radiator

## OUTSIDE



To the front the property is set back from the road by a small walled garden with a path leading to the front door.

There is a gated path to the side giving access to the rear.

At the back there is a small, enclosed courtyard style garden with a flower bed to the rear and a timber shed to remain.

### MATERIAL INFORMATION

FREEHOLD

COLCHESTER CITY COUNCIL - COUNCIL TAX BAND B.

Mains electricity, gas, water and sewage are all connected.

Broadband is available by phone line or cable via Virgin Media

We believe normal broadband is available via a BT Openreach line please check:

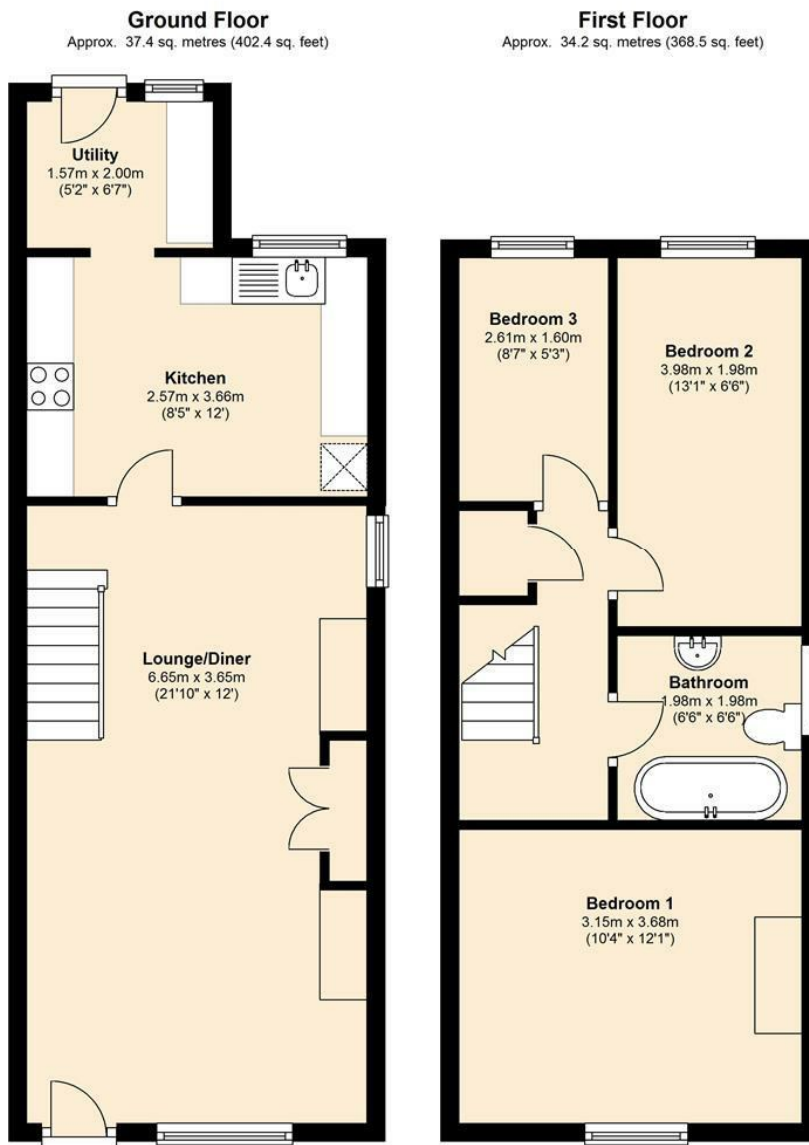
<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

### DISCLAIMER

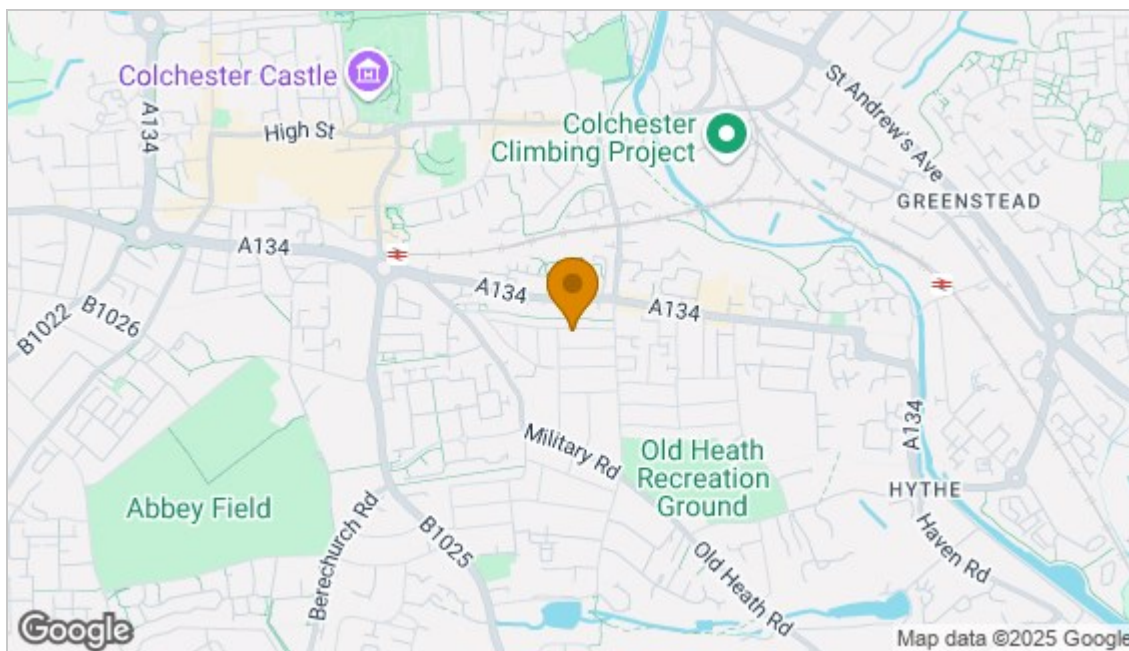
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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





Total area: approx. 71.6 sq. metres (770.9 sq. feet)

Plans are provided for identification purposes only are not guaranteed for scale and no liability on the part of Greenhouse property solutions is accepted.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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