



## Greenstead Road, Colchester, CO1 2SP

Asking price £220,000

Offered for sale with VACANT POSSESSION and NO ONWARD CHAIN, we are able to bring to market this traditional two bedroom Victorian style cottage. The property is currently In need of some modernisation and could suit buyers looking to put their own stamp on their next home. the property benefits from a good size rear garden, first floor bathroom and keys are held by the agent for viewings. Greenstead Road is located to the East side of Colchester City Centre with excellent access to the Hythe Train station and local shopping facilities.

Double glazed entrance door to:

**Lounge:**

23'7" x 11'9" (7.20 x 3.60)



A large open plan lounge and dining space with double glazed windows to front and rear aspects, two radiators, fireplace, stairs ascending to first floor, door to:

**Kitchen:**

10'9" x 7'1" (3.28 x 2.17)



Comprising of worksurfaces with cupboards and drawers under and matching eye level units, inset one and a half bowl acrylic sink with mixer tap, double glazed window to rear, inset four ring electric hob, eye level double oven, integrated freezer, plumbing for washing machine, part tiling to walls, door to:

**Enclosed Storage Space:**

9'7" x 4'1" (2.94 x 1.26)

With further door leading to the rear garden.

First Floor Landing:



Access to loft space, door to:

**Bedroom One:**

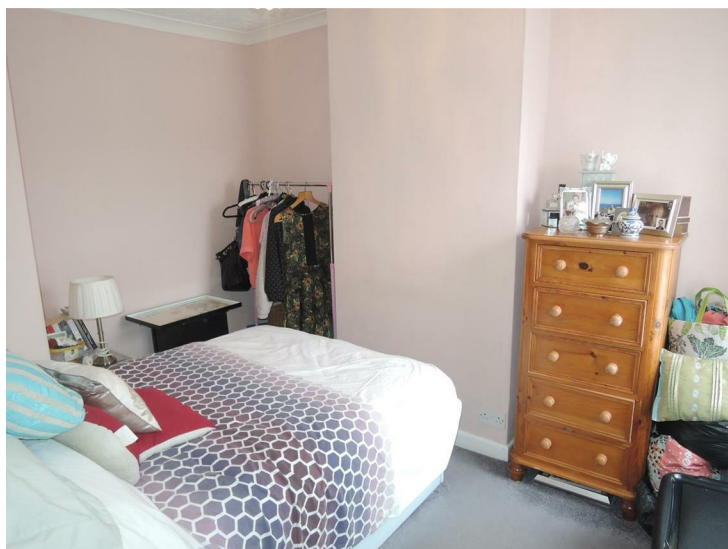
12'6" x 8'7" (3.82 x 2.62)



Double glazed window to front, built in wardrobe, radiator.

### Bedroom Two:

10'11" x 8'7" (3.35 x 2.64)



Double glazed window to rear, radiator.

### Bathroom:

10'9" x 6'6" (3.28 x 2.00)



White bathroom suite comprising of panelled bath with mixer tap and independent thermostatically controlled shower over, close coupled W.C. vanity basin with storage beneath, part tiling to walls, airing cupboard housing Glow-Worm gas fired combination boiler, chrome ladder style heated towel rail, double glazed window to rear.

### Rear Garden:

63' (19.20m)



The large rear garden is predominantly laid to lawn with wooden fence panel surround, patio area, storage shed to remain and gated side access to the front of the property.

### 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.

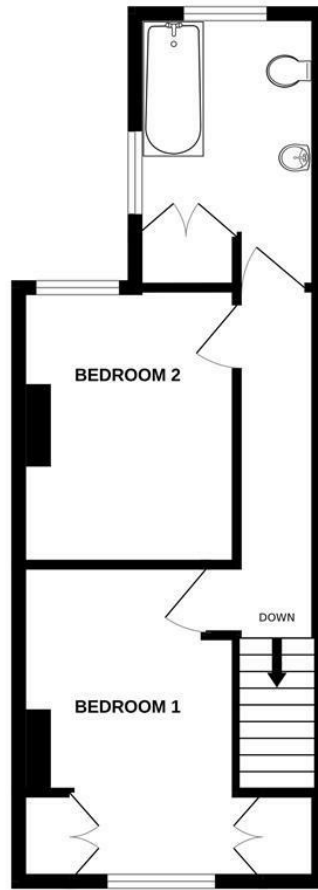
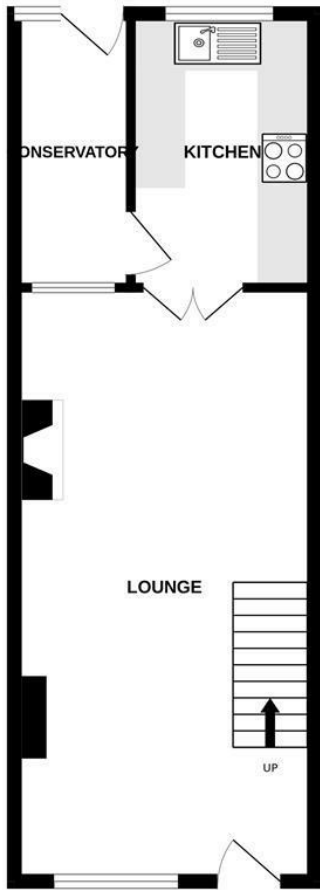
### Material Information

Colchester City Council

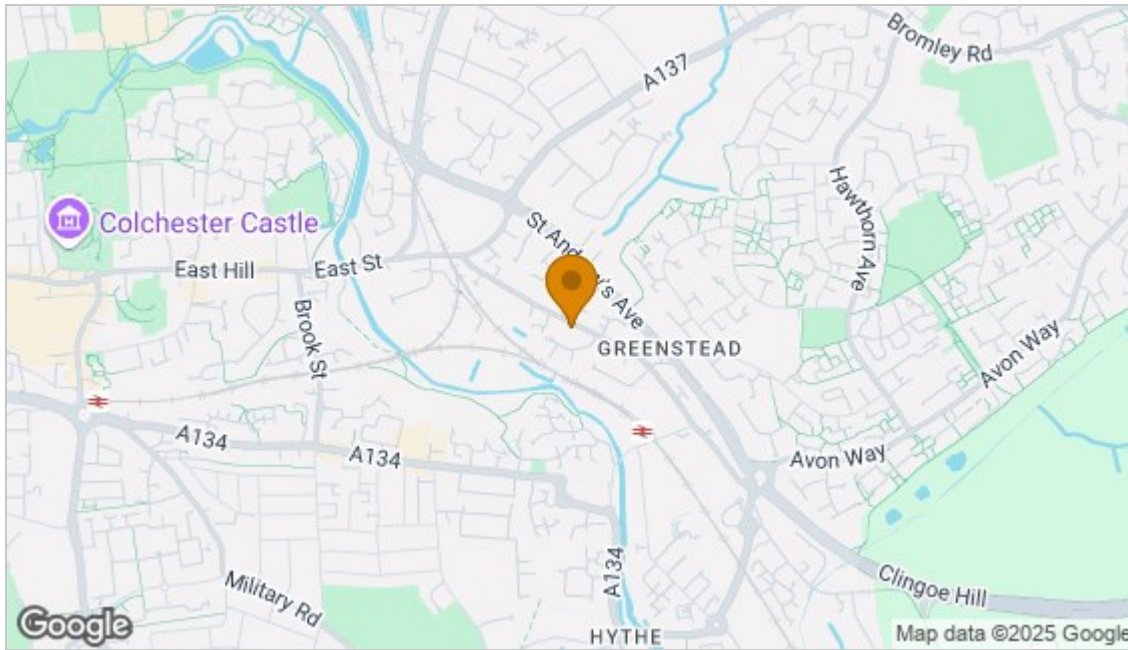
Council Tax Band 'B'

Freehold

Broadband Speeds 15-1000MBPS



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) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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