



East Street, Colchester, CO1 2TU

Asking price £185,000

COSY TWO BEDROOM PERIOD COTTAGE tucked away in a quiet location just off of East Street. The property has just been freshly redecorated throughout with new carpets plus a newly fitted kitchen with a brand new built-in oven and hob. The ground floor bathroom has just been refitted with a new suite with a bath tub with a shower fitted above and a glass shower screen. Upstairs there are two double bedrooms and outside is a small, fully enclosed courtyard style garden. There is no off road parking available. The property has gas central heating, uPVC double glazing and is offered with NO ONGOING CHAIN.

Living Room

12'0" x 9'11" (3.66 x 3.03)



uPVC double glazed window to the front, feature fireplace with open fire (which we believe is in working condition), radiator, fitted cupboards

Kitchen

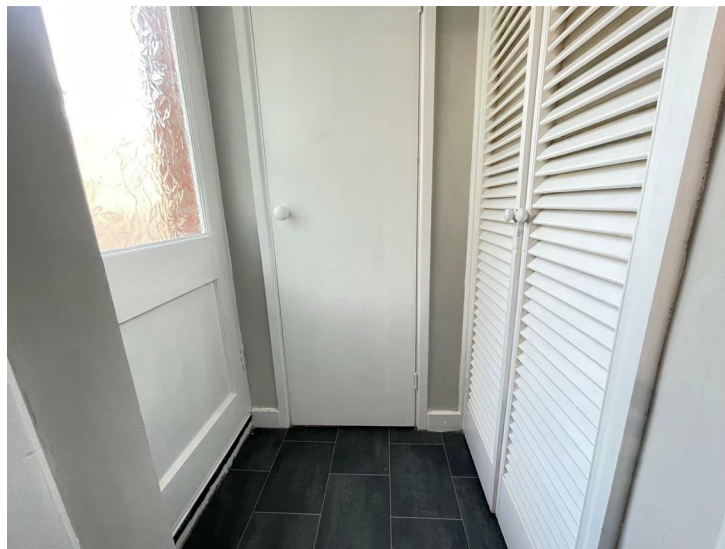
11'11" x 9'0" (3.64 x 2.75)



uPVC double glazed window to the rear, door to rear lobby and stairs leading to the first floor. Newly fitted with a range of contemporary blue fronted units and work surfaces with an inset stainless steel sink unit with mixer tap over. Brand new built-in electric oven and ceramic hob with extractor hood over. Space and plumbing for a washing machine and space for a fridge. Radiator.

Rear Lobby

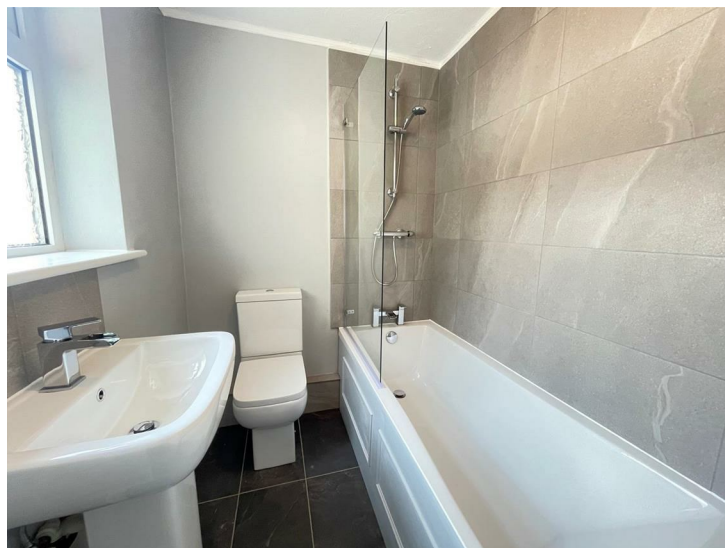
3'5" x 2'8" (1.05 x 0.83)



Part glazed door to the rear garden, built-in storage cupboard

Bathroom

6'0" x 5'2" (1.84 x 1.60)



uPVC double glazed window to the side. Brand new suite comprising a paneled bath tub with shower over and glass shower screen fitted, pedestal wash basin, low level WC, chrome towel rail radiator.

Landing

2'9" x 2'6" (0.86 x 0.77)

Access to both bedrooms and hatch to loft space

Bedroom One

12'0" x 10'0" (3.67 x 3.07)



uPVC double glazed to the front, ornamental feature fire place with mantel over and built-in shelf, radiator

Bedroom Two

9'4" x 8'11" (2.87 x 2.73)



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

Outside



To the rear of the property is a fully enclosed, small courtyard style garden with separate pedestrian access

MATERIAL INFORMATION

FREEHOLD

COLCHESTER CITY COUNCIL - COUNCIL TAX BAND A.

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

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

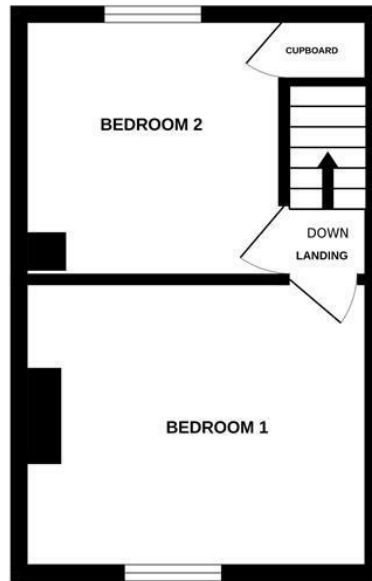
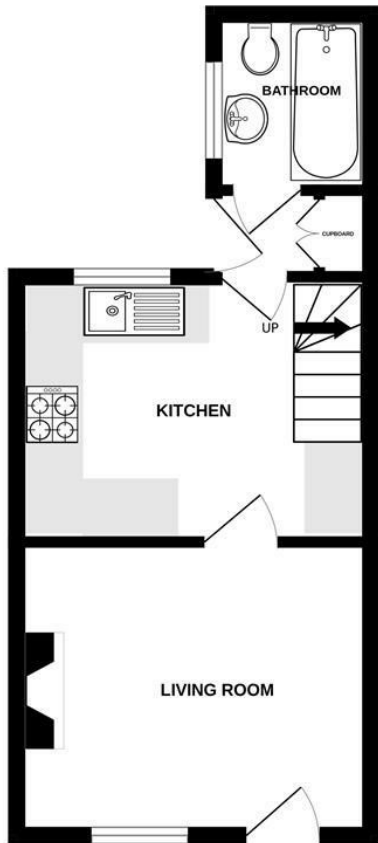
<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

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

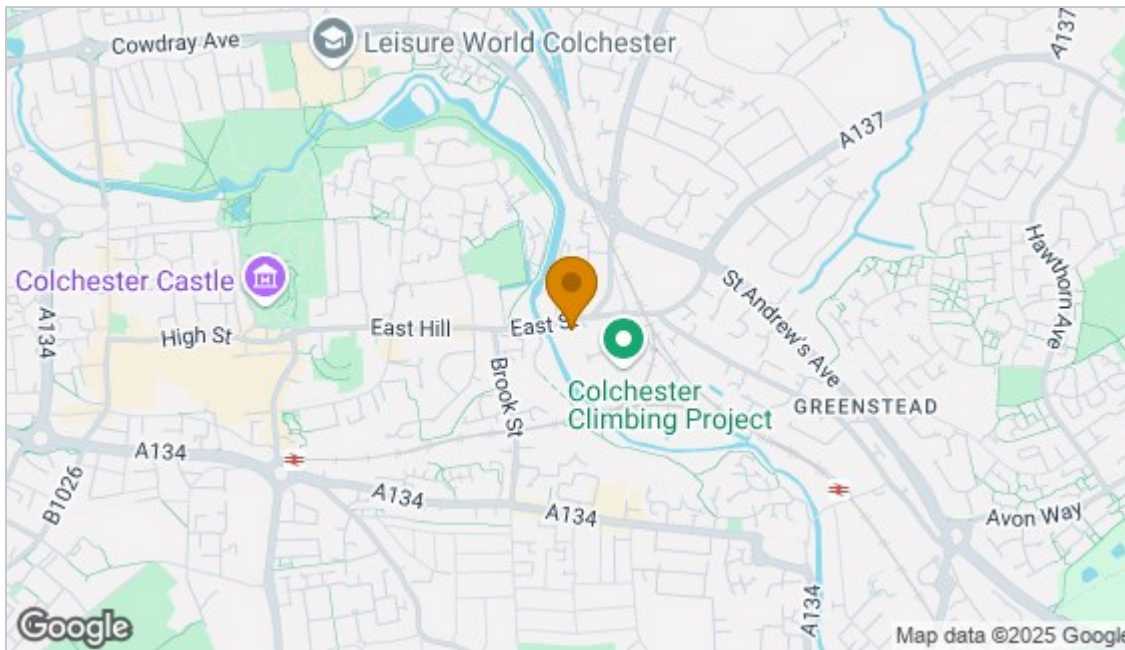
There is no parking.

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. Made with Metropix 62024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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