

**St Leonards Road, Colchester
CO1 2NU
£220,000 Freehold**

**Town &
Country**
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- **LARGER THAN AVERAGE VICTORIAN TERRACE PROPERTY**
- **TWO BEDROOMS**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN**
- **FIRST FLOOR BATHROOM WITH SEPARATE SHOWER CUBICLE**
- **IDEAL FIRST TIME, FAMILY OR INVESTMENT PURCHASE**
- **CLOSE TO COLCHESTER CITY CENTRE**
- **APPROX 70' REAR GARDEN**

Superbly located for easy access to the City Centre, bus routes and commuter link to both the HYTHE and COLCHESTER TOWN STATIONS being an easy stroll.

Always popular amongst FIRST TIME BUYERS, this nicely presented terraced house is offered for sale in good condition with an exceptionally large garden for a Victorian terrace home which is unoverlooked. Along with reputable nearby schools, and a wide array of local amenities on the doorstep, its a prime opportunity for both first time buyers and investors alike.

Two generous reception rooms, a smart galley kitchen and a first floor larger than average bathroom, make this property certainly one not to be missed. The lounge features a charming fireplace, creating a relaxing and cosy atmosphere and the dining room is bright and airy with open plan stairs to the first floor. The property offers two bedrooms and a family bathroom which is fitted with both a bath and a separate shower cubicle, catering for both quick mornings and leisurely evenings.

One of the standout features of this home is the substantial unoverlooked rear garden, approximately 70 feet in length. This outdoor area provides ample space for gardening, entertaining, or simply enjoying outdoors living. The garden also complements the property's overall appeal, especially for those seeking additional space rarely found with such centrally located homes. With its desirable location, Victorian charm, superb transport connections, this property represents brilliant value for money.



The accommodation with approximate room sizes are as follows:

LOUNGE

10' 7" x 10' 5" (3.22m x 3.17m)

Entrance door, window to front aspect, feature fireplace.

DINING ROOM

14' 0" x 10' 7" (4.26m x 3.22m)

Window to rear aspect, stairs to first floor landing.

KITCHEN

13' 10" x 6' 6" (4.21m x 1.98m)

Windows to rear and side aspects, door to rear garden. Range of base, drawer and eye level units. Work surface inset 1 1/2 sink and drainer unit and gas hob with oven under. Space for washing machine and fridge/freezer. Wall mounted boiler.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 7" x 10' 6" (3.22m x 3.20m)

Window to front aspect, cupboard.

BEDROOM TWO

11' 5" x 8' 0" (3.48m x 2.44m)

Window to rear aspect, cupboard, feature fireplace.

BATHROOM

13' 5" x 6' 6" (4.09m x 1.98m)

Window to rear aspect, panelled bath, low level WC, vanity sink unit and separate shower cubicle.

EXTERIOR

FRONT

Brick/railing wall, path leading to entrance door, slated frontage.

REAR

Steps leading to paved patio with path leading down the garden with remainder laid to lawn.

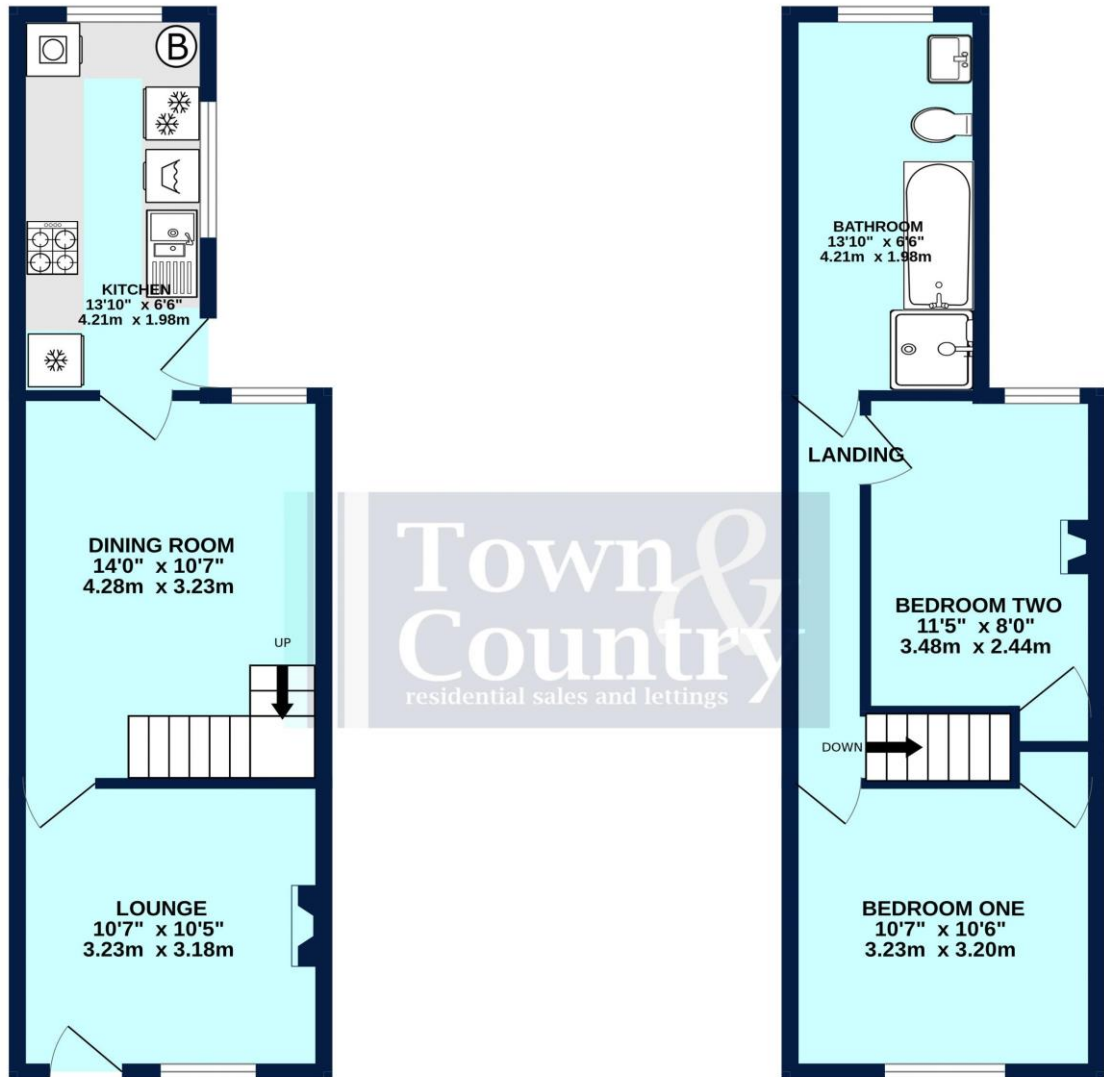




Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



ST LEONARDS ROAD

TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

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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