



Jackson & Co



## Military Road

Colchester, CO1 2AT

Guide Price £215,000 - £225,000

We are delighted to announce this two bedroom, extended, semi detached property. The property features a well presented rear garden, stylish kitchen and is modern throughout. The property also features a first floor bathroom and is conveniently located within walking distance to Colchester town station.



# Property Features

- SEMI-DETACHED
- FIRST FLOOR BATHROOM
- MODERN THROUGHOUT
- WELL PRESENTED GARDEN
- VIEWING ADVISED
- DOUBLE BEDROOMS
- EXTENDED
- TWO RECEPTION ROOMS
- SPACIOUS
- CLOSE TO TOWN STATION

## Full Description

### OVERVIEW

We are delighted to announce this two bedroom, extended, semi detached property. The property features a well presented rear garden, stylish kitchen and is modern throughout. The property also features a first floor bathroom and is conveniently located within walking distance to Colchester town station.

### LOUNGE

12' 5" x 12' 3" (3.78m x 3.73m) Original fireplace, radiator and door to;

### DINING ROOM

12' 6" x 12' 1" (3.81m x 3.68m) Stairs to first floor, radiator, French doors to garden and leading to;

### KITCHEN

17' 6" x 7' (5.33m x 2.13m) Matching base and eye level units, inset sink bowl with drainer, space for a fridge/freezer, cooker, dishwasher and washing machine.

The kitchen also features a double glazed window to side, double glazed door to garden and boiler.

### FIRST FLOOR

Doors to;

### MASTER BEDROOM

12' 5" x 12' 2" (3.78m x 3.71m) Double glazed window to front, original fireplace, radiator, built in storage cupboard and loft access.

### BATHROOM

Low level WC, wash hand basin with cupboard under, walk-in shower and heated towel rail.

### BEDROOM TWO

13' 4" x 6' 7" (4.06m x 2.01m) Double glazed window to rear, airing cupboard and radiator.

### OUTSIDE

The property has side access to rear, two patio areas, enclosed by wooden panel fencing, shed to stay and is mainly laid to lawn.







%epcGraph\_c\_1\_263%

60 Caelum Drive  
Colchester  
Essex  
CO2 8FP

[www.jackson-ps.co.uk](http://www.jackson-ps.co.uk)  
[sales@jackson-ps.co.uk](mailto:sales@jackson-ps.co.uk)  
01206 863900

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.