



Brook Street, Colchester, CO1 2UT

welcome to

Brook Street, Colchester

Offering an ideal opportunity for a FIRST TIME PURCHASER, this one bedroom terraced cottage is situated on the east side of Colchester, within walking distance of the city centre, Colchester town train station, Castle Park and Aldi supermarket. It also offers good access to the A12.



Early viewing is advised of this well presented starter home offering good access to amenities and transport links.

Upon entering the property there is a lounge which leads through to a modern kitchen with stairs to the first floor and external door to the rear garden.

The first floor offers a double bedroom and modern bathroom.

Externally there is an enclosed, larger and average rear garden with sunshine from around 11am perfect for summer evenings for entertaining.

There is also on street parking available.

Entrance Door To:

Lounge

Double glazed window to front, fireplace, carpet, radiator, doorway to:

Kitchen

Base level units, work surfaces inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob, space for appliances, stairs to first floor, laminate wood flooring, double glazed window and door to rear, ceiling spotlights.

First Floor Accommodation

Bedroom

Double glazed window to front, radiator.

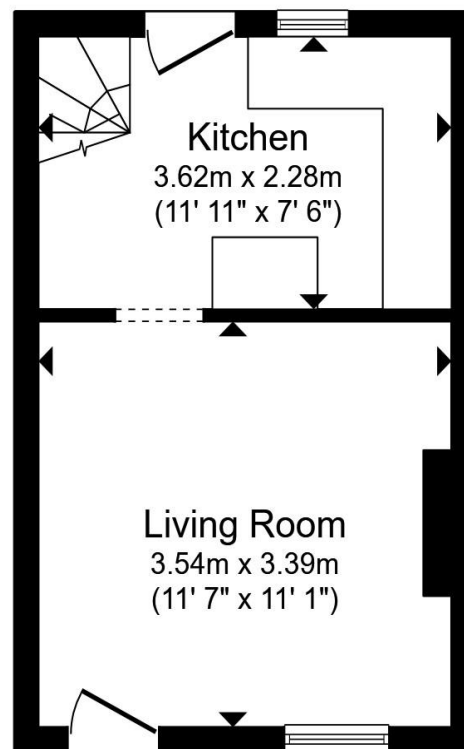
Bathroom

Modern white three piece suite comprising panel enclosed bath with shower over and screen, low level w.c. and wash hand basin set into vanity unit with cupboard under, wall mounted cabinet with mirror, laminate wood flooring, ceiling spotlights, radiator, built-in airing cupboard, ceiling spotlights, obscure double glazed window to rear.

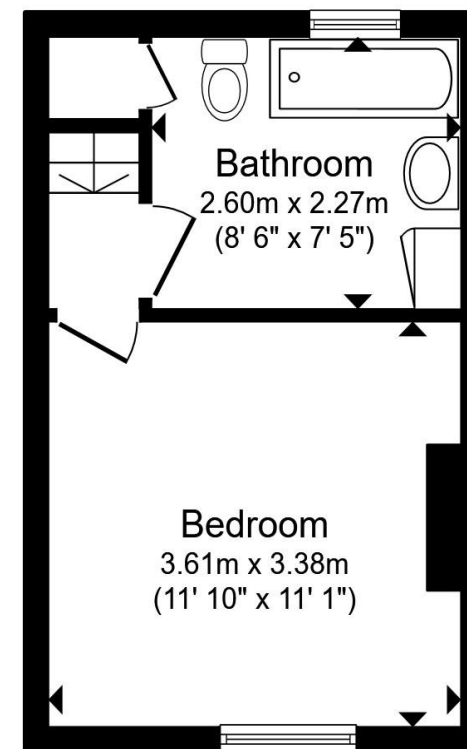
Outside

The property benefits from a larger than average rear garden which is enclosed by panel fencing.

There is on street parking available.



Ground Floor



First Floor

Total floor area 41.5 m² (447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Brook Street, Colchester

- IDEAL FIRST TIME PURCHASE!
- Well Presented Terrace
- Lounge & Kitchen
- Double Bedroom
- Modern First Floor Bathroom
- Good Size Enclosed Garden
- Walk To City Centre, Supermarket & Train Station

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121390



Property Ref:
CCS121390 - 0004

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