



8 Barton Boulevard, Colchester, Essex, CO4 5SD

Asking Price: £275,000 Subject to Contract - Freehold

A modern end terrace home offering open plan living featuring ground floor cloakroom and en suite shower room, close to General Hospital and station for London Liverpool Street offering no onward chain.

- Modern End Terrace Home
- Open Plan Living Room/Kitchen
- Two Double Bedrooms
- En Suite to Master
- Ground Floor Cloakroom
- Close to General Hospital & North Station
- Off Road Parking
- Excellent First Purchase
- Short Distance to City Centre & Shopping Facilities
- No Onward Chain



A modern end terrace two double bedroom home situated a short distance to Colchester General Hospital and Colchester North Station for London's Liverpool Street, offering no onward chain.

Double glazed entrance door leads to an entrance hall with stairs to the first floor and door leading to the open plan living room/kitchen with window to the front, useful understairs storage cupboard. The kitchen is located to the rear and offers a range of fitted modern units and work surfaces, built in four ring ceramic hob, extractor fan over and electric oven under, integrated fridge/freezer, sink with mixer taps, utility area with integrated washing machine, sliding double glazed French doors and window leading to the rear garden. Also from the kitchen the ground floor cloakroom can be found and comprises hand basin and WC.

On the first floor there are two double bedrooms with the master bedroom to the rear featuring built in double wardrobes and also an en suite shower room comprising hand basin with mixer taps, WC, shower cubicle, chrome heated towel rail with double glazed window to the rear.

Bedroom two is located to the front and has two double glazed windows and two single built in wardrobes.

Also on the first floor the family bathroom can be found which offers panelled bath with mixer taps and shower

attachment, WC, hand basin, chrome heated towel rail and complementary tiling.

Outside

To the rear of the property there is an enclosed garden with patio area and lawned area with gated rear access and there is off road parking space to the front.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC Rating - C

Ref - TOL260373/PC

Agents Note 1

Please note that the photos used were taken prior to the tenants occupation.

Agents Note 2

Notice to vacate has been served on the tenants. Vacant possession is anticipated on or after 11th December 2026, subject to the tenant complying with the notice and, if necessary, any court process.

Directions

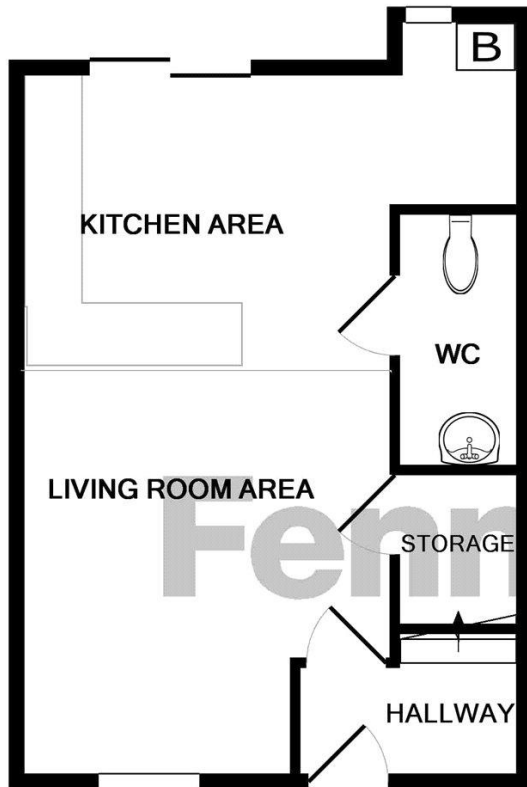
Please use postcode CO4 5SD for Satnav.



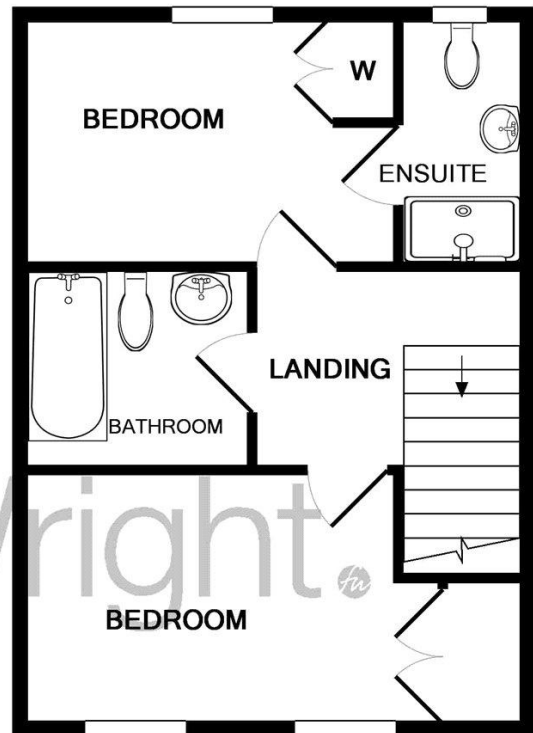
Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

8 Barton Boulevard
Colchester
Essex, CO4 5SD



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

FennWright

146 High Street, Colchester, CO1 1PW
01206 763388
colchester@fennwright.co.uk
fennwright.co.uk

Consumer Protection Regulations 2008

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OnTheMarket

rightmove

RICS

The Property Ombudsman