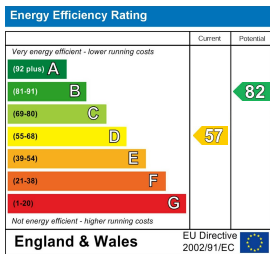


- Gorgeous two bedroom house
- Popular St Marys location
- Two reception Rooms
- Upstairs four piece bathroom suite
- Excellent condition throughout
- GCH and double glazed
- Low maintenance garden
- Residents Parking Scheme
- Ideal for first time buyers
- Walking distance of City Centre



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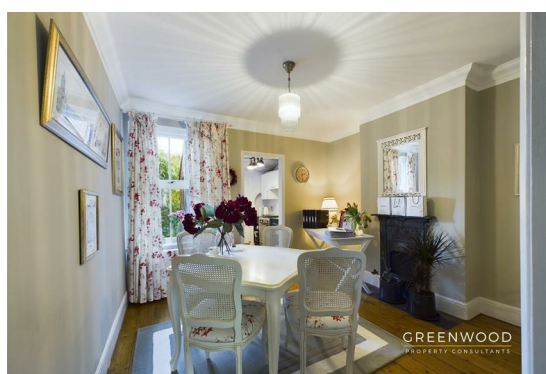
£274,400  
: Deposit  
: Available Date



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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



## Property Description

This elegant family home is located in the most highly sought after St Mary's, positioned to the West of the City centre. The house is a light and airy and has a lovely boutique feel, decorated in Farrow and Ball paint throughout.

Entering the house via the pathway, there is a gorgeous living room with feature fireplace (not working) and stripped floorboards. There is a separate dining room with under stairs cupboard, stripped floorboards and original Victorian fireplace (not working). The kitchen is compact with a door onto the garden, gas stainless steel cooker, Hisense retro fridge/ freezer and space for a washing machine. There are two double bedrooms, one with fitted wardrobe. The Victorian style bathroom suite has a bath and separate shower cubicle. The house is in excellent condition throughout and benefits from GCH and double glazing.

Outside

There is a small garden area to the front of the house and a Courtyard area to the rear with contemporary fencing, establish bamboo plants and partially block paved. Residents parking scheme.

### Location

The property is a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants. Colchester town centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.

