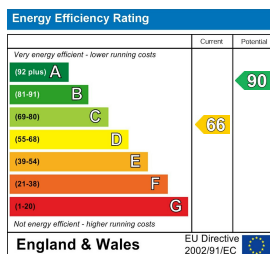




- Charming Character Property
- Stylish and refurbished throughout
- Extended kitchen/ conservatory
- Breathtaking shower room
- Ideal First Time Purchase
- Potential for second bedroom (STPP)
- Good size garden with storage sheds
- Walking distance of City Centre
- Popular St Mary's location
- Residents Parking



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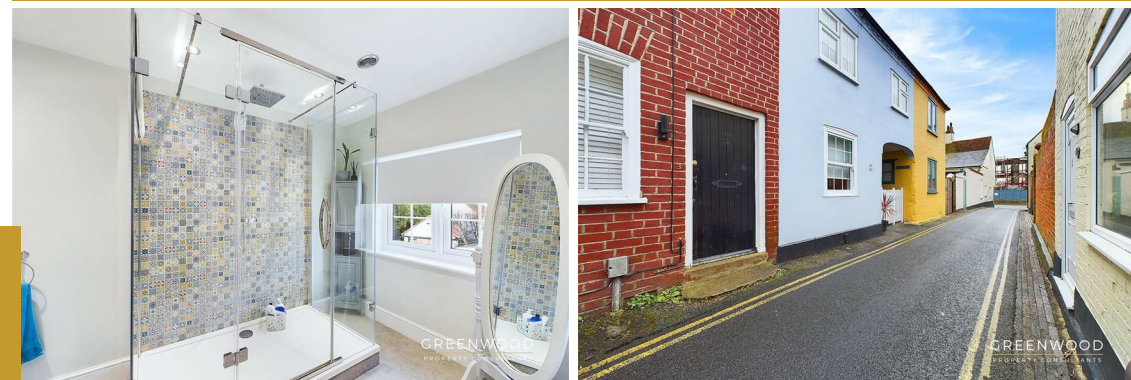
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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







## Property Description

A charming one-bedroom period, character cottage in a sought-after location within Saint Mary's, within walking distance of Colchester City centre.

The current owners have carried a meticulous refurbishment of the property throughout. Anyone would be pleased to call this home!

Dating from 1700, the property has the original tiled entrance courtyard, shared with the neighbour, which leads to the entrance door in the extended kitchen/conservatory with recently fitted double glazed glass, vaulted roof and underfloor heating in the extended area. French doors open up onto the garden.

The kitchen has a range of modern units with integrated hob, oven and dishwasher, a stylish extractor, designer column radiator and plumbing for washing machine and tumble dryer.

The charming living room is dual aspect with a feature chimney breast where you could add a working fire or wood burner for cosy evenings in.

On the first floor, there is a good size landing with fitted wardrobes. This could potentially be turned in a second bedroom (STPP), thus enhancing the property. The principal bedroom is a good size with a small fitted wardrobe and leads into the en-suite shower room, a breathtaking feature with large walk-in shower, feature tiling and stylish washstand.

The property is decorated to an exacting and stylish standard throughout. This is complimented with double glazing and GCH. This period cottage offers a blend of character and potential, making it an ideal choice for those looking to live close to Colchester City centre while enjoying a quaint, historical home or first time buyers.

### Outside

Externally, the property boasts a reasonably sized rear garden, mainly laid to lawn with patio area and accessed via gate to the side. The property also benefits from Access Rights to two sheds located on the shared Courtyard entrance.

### Location

This elegant home is located in the most highly sought after St Mary's, positioned to the West of the City centre.

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 City 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.

