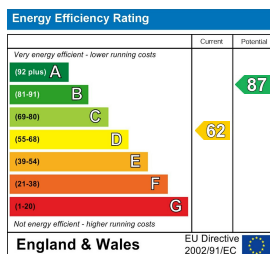


- Two double bedroom cottage
- Popular St Marys location
- Open plan kitchen
- Short walk to City Centre
- Balcony
- Residents Parking for two cars
- GCH and Double Glazed
- Ideal First Time Purchase
- Chain Free



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**£215,000**  
**Freehold**

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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

Investment Opportunity - currently rented at £1,050 - 5.8% Yield  
Charming two bedroom cottage with balcony, in popular St Marys location!  
Living room. Open plan fitted kitchen with electric hon and oven, plumbing for washing machine. Downstairs shower room.  
Two double bedrooms with balcony off second bedroom.  
GCH and double glazed.  
Note: No Garden. Residents parking available for 2 cars

### 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.

