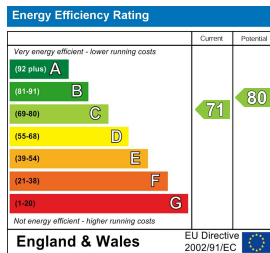




- Popular St Marys location
- Two reception rooms
- Two double bedrooms
- Stylish shower room
- Double glazed Sash Windows
- Garden with outbuildings
- Good order throughout
- Walking distance of City Centre
- Close proximity to Crouch Street, schools and Train Station



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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

Nestled in the sought-after St Marys area of Colchester, this charming terraced house on Papillon Road offers a delightful blend of period features and modern comforts. Built in 1900, the property has been meticulously maintained and is presented in excellent order throughout, making it an ideal choice for those seeking a home with character.

Spanning an impressive 926 square feet, the house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary shower room has been recently updated, providing a stylish and functional space for daily routines.

The property features two generously sized double bedrooms, ensuring ample space for relaxation and rest. The recent installation of sash double glazed windows and composite doors enhances both the aesthetic appeal and energy efficiency of the home, allowing for a warm and inviting atmosphere.



Outside

The property has a lawned West facing rear garden and two outbuildings which have the potential to be converted.

Location

This 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.

This charming home on Papillon Road is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make it your own.

