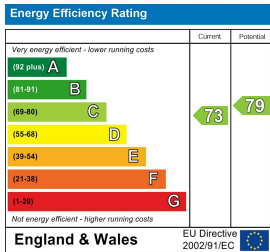




- Four bedroom semi-detached house
- Popular St Marys location
- Extended kitchen-diner
- Utility room
- Three receptions
- En-suite shower and family bathroom
- Excellent condition throughout
- West facing enclosed garden
- Two parking spaces and residents parking scheme
- Walking distance of City Centre



GREENWOOD
PROPERTY CONSULTANTS

Manor Road
Colchester, Essex, CO3 3LZ

£450,000
Freehold

87 Crouch Street
Colchester
Essex
CO3 3EZ

<http://www.greenwoodpc.co>
sales@greenwoodpc.co.uk
01206 616820

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

Welcome to Manor Gardens, nestled in the sought-after St Marys area of Colchester!

This charming semi-detached house on Manor Road offers a delightful blend of character and modern living. Built in the 1930s, the property has been thoughtfully extended and is presented in excellent order throughout, making it an ideal family home.

Spanning an impressive 1,168 square feet, the house boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the extended kitchen/diner with vaulted ceiling, which is perfect for family gatherings and casual dining. Additionally, a convenient cloakroom and utility room enhances the functionality of the space. There is also a formal dining room with feature fireplace and separate living room.

The property features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. With two bathrooms (one en-suite), morning routines will be a breeze, accommodating the needs of a busy household.

This semi-detached home on Manor Road is a rare find, combining period charm with modern conveniences in a desirable neighbourhood. It presents an excellent opportunity for those seeking a comfortable and stylish living space in Colchester. Don't miss the chance to make this lovely property your new home.

Outside

A large West facing garden with deck and a substantial Victorian bricked wall on the left hand side, makes entertaining and al-fresco dining highly enjoyable.

The property offers parking for two vehicles, a valuable asset in this popular location. In addition there is a residents parking scheme.

Location

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

