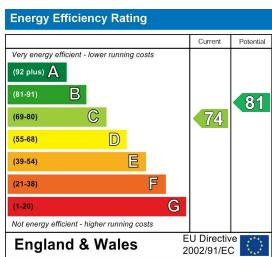


- Newly Decorated Throughout
- New Carpets Throughout
- Modern Kitchen/Dining Area
- Ground Floor Cloakroom
- En-Suites to Two Bedrooms
- Exterior Workshop/Storage
- Integral Garage
- Short Walk to City Centre
- Gas Central Heating
- Available Now



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St. Marys Fields  
Colchester, Essex, CO3 3AE

£2,000 PCM  
£2,307: Deposit  
5th February 2026: Available Date

87 Crouch Street  
Colchester  
Essex  
CO3 3EZ

<http://www.greenwoodpc.co.uk>  
info@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



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## Property Description

Welcome to St Marys Fields ! This elegant 5 bedroom family home is located in the most highly sought after St Mary's, positioned to the West of the City centre.

Upon entering, you will be greeted by an inviting Hallway with cloakroom. The large kitchen and dining room is a standout feature, providing ample space for culinary creations and family gatherings - perfect for entertaining or relaxing with family.

A large living room with Juliette balcony on the first floor provides a further room for relaxing and socialising. The property includes three well-appointed bathrooms, with two of the bedrooms benefiting from en-suite facilities, ensuring privacy and convenience for all occupants.

Newly redecorated and fitted with new carpets throughout, the home exudes a fresh and contemporary feel.

Note: Internal speaker system is not working and cannot be repaired or replaced.

### Outside

There is a West facing Courtyard garden and an added bonus of a large workshop/ shed with power and light. Additionally, the property offers a garage, a valuable asset in this bustling area.

GARAGE PARKING ONLY - ONE CAR.



### 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 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.

This townhouse is not just a house; it is a place where memories can be made. With its generous space, modern amenities, and prime location, it presents an excellent opportunity for anyone looking to settle in the heart of Colchester.

