



£375,000

Guide Price  
East Street, Colchester



Guide Price: £375,000 - £400,000.

\*\*This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold)\*\*

An exceptional opportunity awaits to inhabit a substantial Grade II, four-bedroom dwelling, nestled within the former 'Charles Brown & Sons shop on East Street. Situated just moments away from Colchester's lively city centre, this property boasts proximity to an array of shops, eateries, bars, and local attractions.

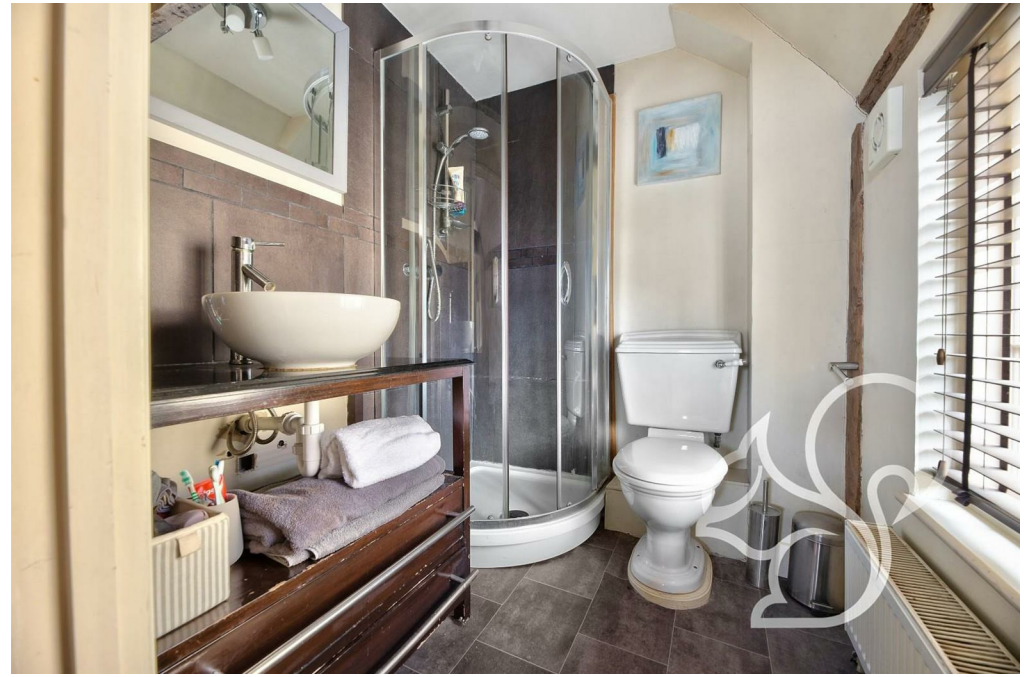
Externally, the property presents a modest facade that belies its remarkable interior. To truly appreciate its allure, one must explore its expansive living space and distinctive character firsthand.

Inside, discover two spacious reception rooms, a contemporary fitted kitchen equipped with modern appliances, and four generously sized double bedrooms, three of which feature ensuite bathrooms. Spanning three stories, the house seamlessly blends modern finishes with original features, exuding charm at every turn.

Outside, an enclosed rear garden and ample off-road parking for up to three vehicles complete this enticing package. Viewing is essential to fully grasp the unique charm and potential of this remarkable property.









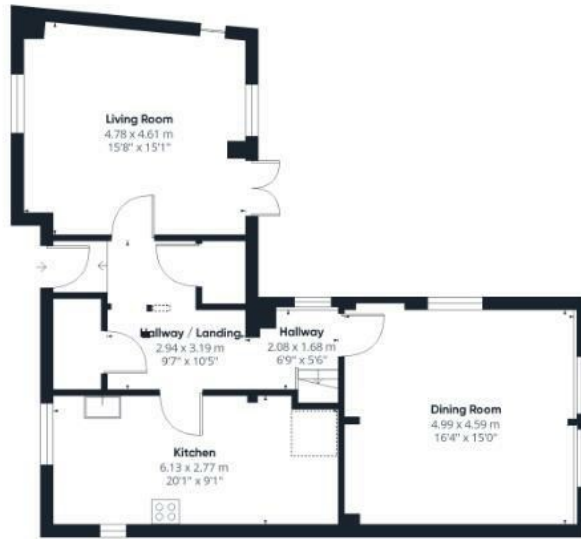




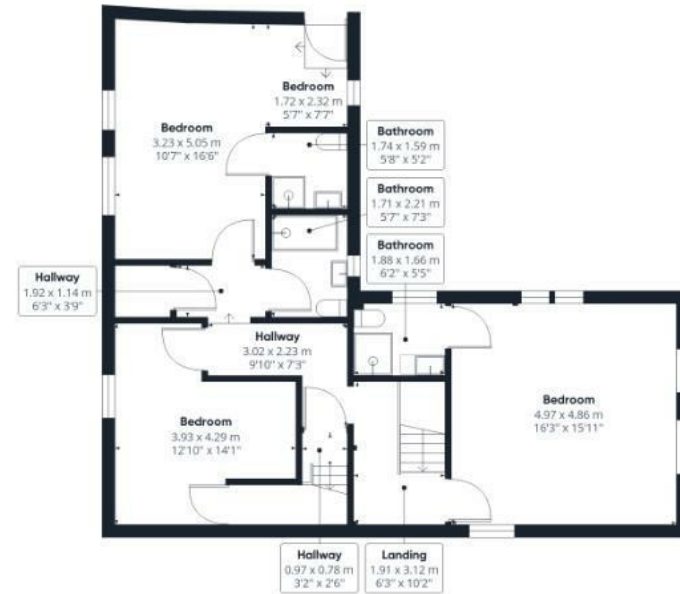








Ground Floor



Floor 1



Floor 2


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
E



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	66
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

# oakheart

Oakheart Lettings - Colchester

**01206 803 303**

[lettings@oakheartproperty.co.uk](mailto:lettings@oakheartproperty.co.uk)

2b Cotman Road, Colchester, Essex, CO3 4QJ