

oakheart



£180,000

Price Guide

East Street, Colchester

Guide Price: £180,000 - £200,000.

Grade II Listed Building.

Nestled in a sought-after location within walking distance of local schools, The Old Siege House, Castle Park, Colchester City Centre, and Colchester Town Station—with direct rail links to London Liverpool Street—this delightful two-bedroom end-of-terrace property combines period charm with modern comforts. Ideal for commuters, first-time buyers, or small families alike, it offers both convenience and character in equal measure.

Step into a spacious lounge diner adorned with original beams, offering a welcoming and cozy ambiance for both relaxation and entertaining. The modern kitchen boasts ample countertop and storage space, making it a practical yet stylish area for any home chef. Completing the ground floor is a convenient shower room with a walk-in shower, wash basin, and WC, and access through the back door to the charming rear garden.

The landing leads to the principal bedroom, which features a built-in cupboard and a quaint dressing area with a galleried bay window overlooking the garden. A second double bedroom, also complete with a built-in cupboard, offers flexible space for guests, family, or a home office.

The courtyard-style rear garden is fully paved for easy maintenance, with a gate leading to the off-road parking area.

This home offers a perfect blend of historic charm and modern amenities, promising a comfortable lifestyle in a prime Colchester location.



















Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

56.53 m<sup>2</sup>

608.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
B



## 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>                            |                            | 76                                                                                   |
| (55-68) <b>D</b>                            | 60                         |                                                                                      |
| (39-54) <b>E</b>                            |                            |                                                                                      |
| (21-38) <b>F</b>                            |                            |                                                                                      |
| (1-20) <b>G</b>                             |                            |                                                                                      |
| Not energy efficient - higher running costs |                            |                                                                                      |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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