

oakheart



£475,000

Guide Price  
East Street, Colchester



Guide Price: £475,000 - £500,000.

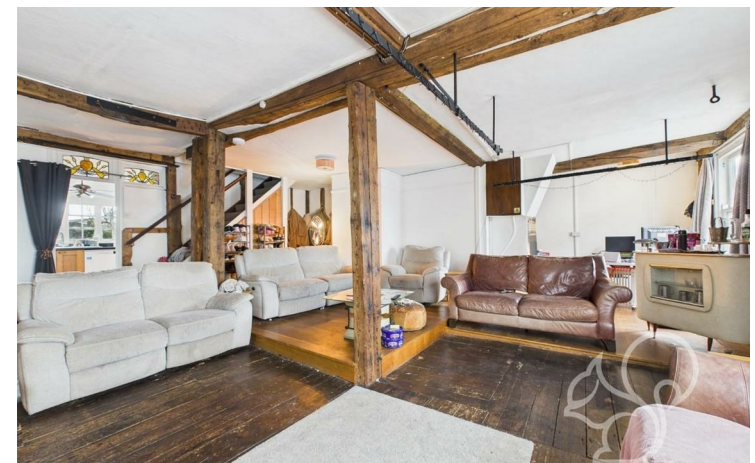
Steeped in history, this magnificent 5-bedroom terraced house on East Street, Colchester. this home is part of Colchester's rich tapestry of history. The street, once an important approach road to the city, has witnessed centuries of change. the area is known for its 16th and 17th-century buildings, many with later additions. The home offers a unique blend of character and modern convenience. Spanning an impressive 2,278 square feet, this property was once home to R.B. Eve's butcher shop, a testament to its rich heritage.

As you enter, you're greeted by an expansive lounge brimming with character and historical charm. The ground floor continues to impress with a well-appointed kitchen to the rear, a dining room featuring an eye-catching fireplace, a practical utility room, and a convenient downstairs shower room.

Ascending to the first floor, you'll find three generously sized double bedrooms and a family bathroom. Two additional staircases lead to the upper floor, where two more bedrooms await. One boasts an ensuite bathroom and walk-in wardrobe, while the other provides ample space as another double bedroom.

This property holds a hidden gem - a basement accessible from the lounge, perfect for storage or potential conversion. The rear garden, mainly laid to lawn, offers a serene outdoor space. A gate provides access to private off-road parking for 5+ cars, a rarity in this historic area.

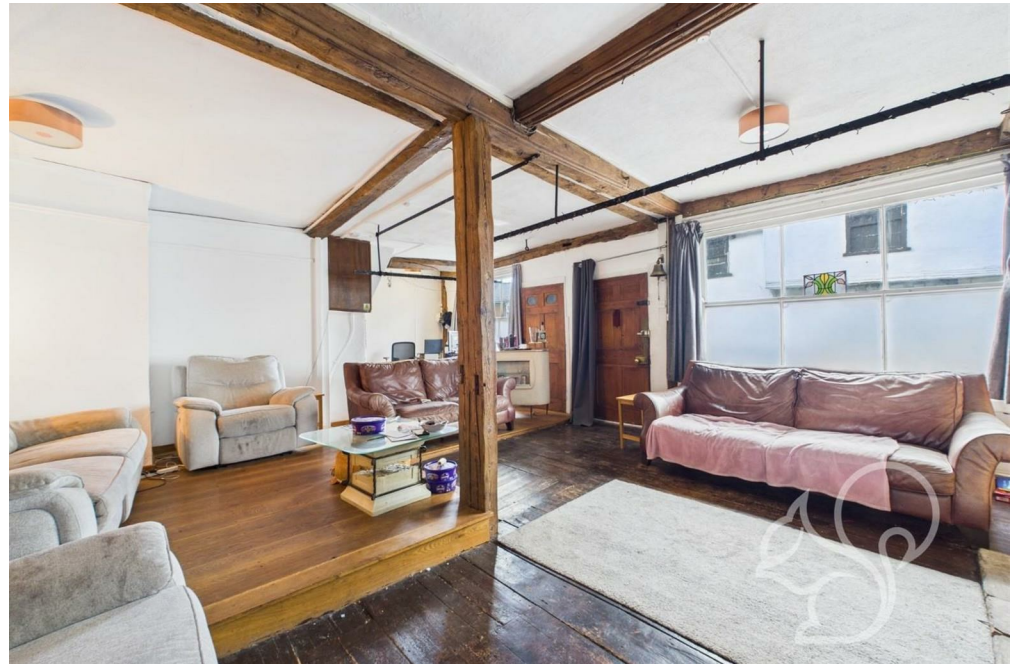
With its spacious layout, historical significance, and modern amenities, this property presents a unique opportunity to own a piece of Colchester's heritage while enjoying contemporary comforts.

















Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

### 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 |                            |           |
| <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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**