

oakheart

£475,000

Guide Price

East Street, Colchester

Guide Price: £475,000 - £500,000.

Steeped in history, this exceptional five-bedroom terraced home on East Street, Colchester, forms part of the city's rich heritage. Once an important approach road into Colchester, East Street is lined with characterful 16th and 17th-century buildings, many later enhanced with period additions. This property, spanning an impressive 2,278 sq. ft., was formerly R.B. Eve's butcher shop—a fascinating reminder of its historic past—while today it seamlessly combines period charm with modern living.

On entering, you are welcomed into a spacious lounge filled with character

features and timeless appeal. The ground floor continues with a well-equipped kitchen to the rear, a dining room centred around a striking fireplace, a practical utility room, and a convenient shower room.

The first floor offers three generously proportioned double bedrooms and a family bathroom. Two further staircases lead up to the top floor, where you will find two additional bedrooms—one with its own ensuite and walk-in wardrobe, and the other a spacious double room.

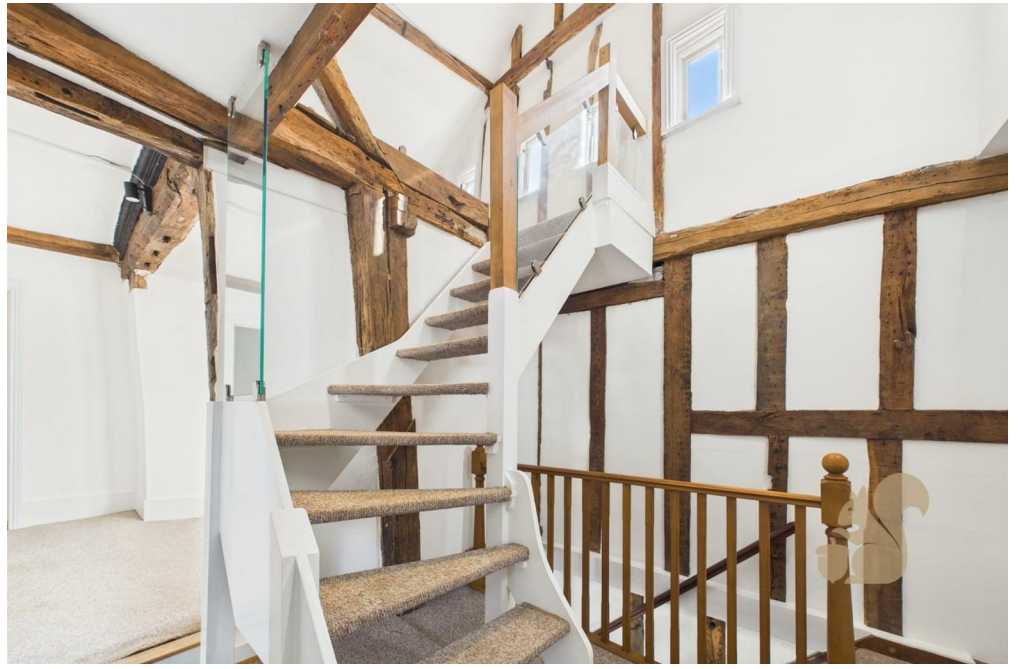
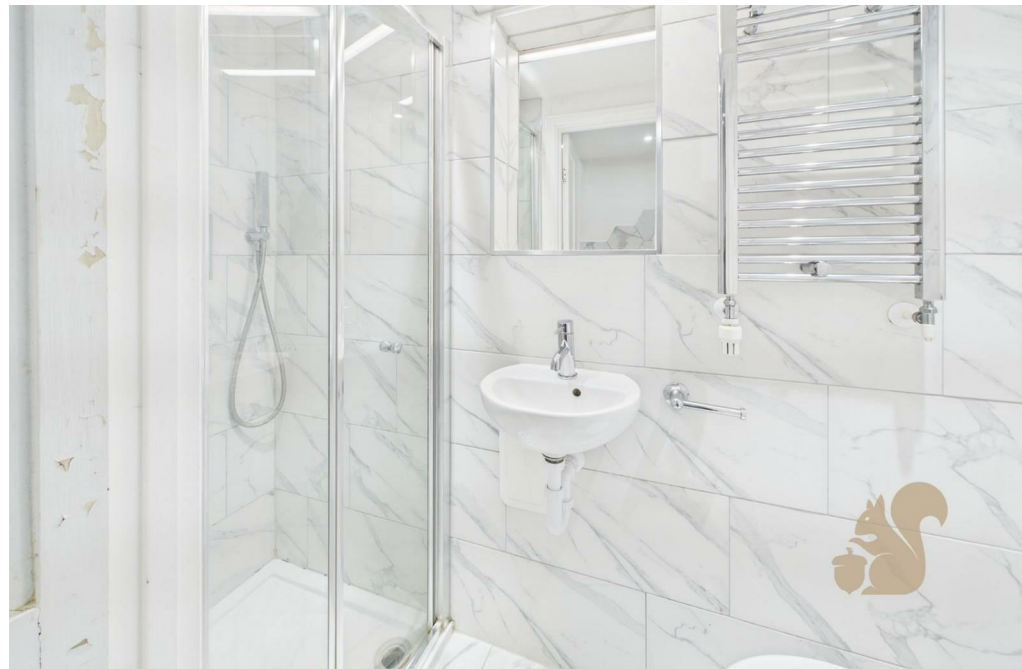
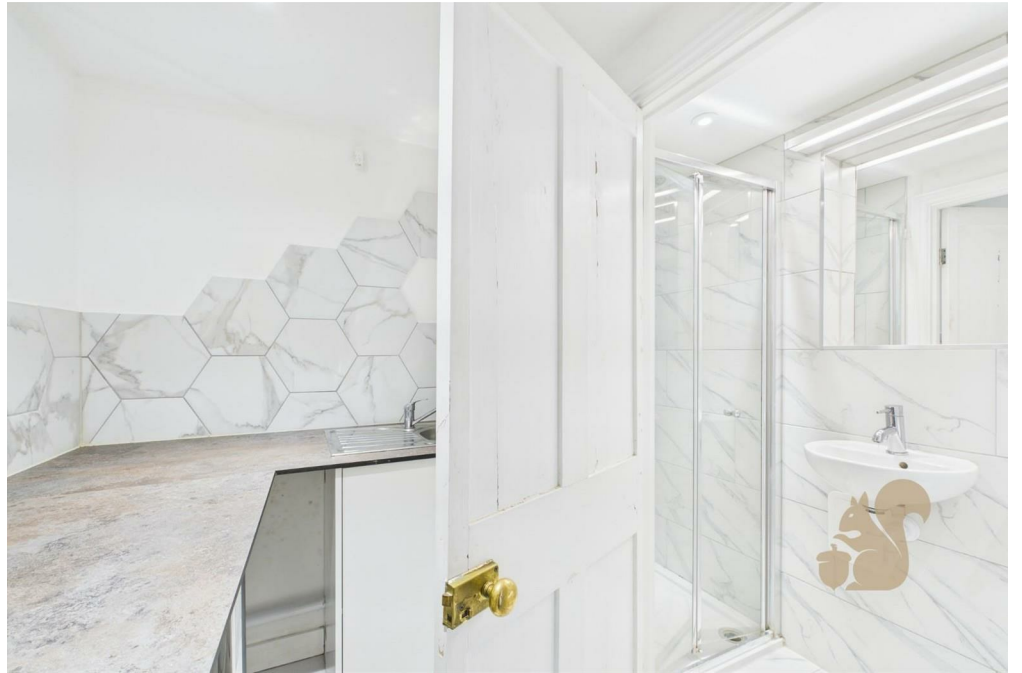
Adding further versatility, a basement accessible from the lounge provides useful storage or exciting potential for conversion. Outside, the rear garden is

mainly laid to lawn, offering a private and peaceful retreat, while a gate leads through to rare off-road parking for five or more vehicles.

With its generous accommodation, unique heritage, and blend of traditional character with modern amenities, this home presents a rare opportunity to own a piece of Colchester's history while enjoying contemporary comfort.











Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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