



**Artillery Street, COLCHESTER CO1 2JJ**

**welcome to**

**Artillery Street, COLCHESTER**

This well presented and deceptively spacious double fronted home is situated on the east side of Colchester in the New Town area, offering excellent access to St Botolphs train station, local amenities, Old Heath Recreation Ground and Colchester's city centre.



*This spacious family home is conveniently situated in Artillery Street, offering good access to amenities and transport links and offering well presented living accommodation throughout with plenty of charm and character.*

*Ground floor accommodation comprises living room, large open plan kitchen/diner, family shower room and bedroom.*

*The first floor offers four further double bedrooms.*

*Externally there is an enclosed low maintenance rear garden.*

### **Entrance Door To:**

#### **Entrance Porch**

3' 1" x 2' 1" ( 0.94m x 0.64m )  
Tiled floor, door to:

#### **Lounge**

14' 1" max x 12' 1" max ( 4.29m max x 3.68m max )  
Double glazed box bay window to front, radiator, red brick chimney stack with recently installed inset dual fuel log/coal burner (installed August 2024 with energy rating of A), slate hearth and Oak bressumer, feature beams.

#### **Kitchen / Diner**

22' max x 21' max ( 6.71m max x 6.40m max )

#### **Kitchen**

22' 1" max x 9' ( 6.73m max x 2.74m )  
Range of base and eye level units and drawers, acrylic earth stone work surfaces, inset one and a quarter sink unit, breakfast bar, dishwasher, double oven and microwave oven, five ring gas hob with extractor hood over, space for American style fridge/freezer, tiled floor, stairs to first floor.

#### **Dining Area**

13' 1" max x 12' 1" max ( 3.99m max x 3.68m max )  
Double glazed French doors to garden, double glazed window to rear, radiator, airing cupboard.

#### **Utility Room**

5' 1" x 2' 1" ( 1.55m x 0.64m )  
Tiled floor, space and plumbing for washing machine and tumble dryer, door to:

#### **Shower Room**

Three piece suite comprising double shower cubicle, his and hers wash basins and low level w.c., tiled walls and floor, heated towel rail, double glazed window to rear.

#### **Bedroom One**

14' 1" max x 9' 1" max ( 4.29m max x 2.77m max )  
Double glazed box bay window to front, radiator, carpet, feature beams.

#### **First Floor Accommodation**

#### **Landing**

Loft access, doors to:

#### **Bedroom Two**

11' 1" x 9' 1" ( 3.38m x 2.77m )  
Double glazed window to front, radiator, built-in wardrobe.

#### **Bedroom Three**

11' 1" max x 9' 1" max ( 3.38m max x 2.77m max )  
Double glazed window to front, radiator, single wardrobe.

#### **Bedroom Four**

12' 1" max x 8' 1" max ( 3.68m max x 2.46m max )  
Double glazed window to rear, radiator, single wardrobe, storage space.

#### **Bedroom Five**

9' 1" max x 9' max ( 2.77m max x 2.74m max )  
Double glazed window to rear, radiator.

#### **Outside**

There is a paved rear garden with raised decked area and installed hot tub, all enclosed by panel fencing.

There is a paved area to the front of the property.



**view this property online** [williamhbrown.co.uk/Property/CCS120007](http://williamhbrown.co.uk/Property/CCS120007)

welcome to

## Artillery Street, COLCHESTER

- Well Presented Family Home
- Spacious Living Accommodation
- Ground Floor Family Shower Room
- Ground Floor Double Bedroom
- Four First Floor Double Bedrooms
- Enclosed Rear Garden
- Good Access To Amenities & Train Station

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/CCS120007](http://williambrown.co.uk/Property/CCS120007)



Property Ref:  
CCS120007 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 577772**



Colchester@williambrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



**williambrown.co.uk**