



**Priory Street, Colchester, CO1 2PY**



**welcome to**

## **Priory Street, Colchester**

This terraced house is situated in the heart of Colchester, offering excellent access to shops, amenities, cafes, restaurants and train station. The property is an ideal investment opportunity, being currently let out.



**This terraced investment opportunity is conveniently situated for access to amenities and transport links and is offered with no ongoing chain. Ground floor accommodation comprises living room, kitchen, rear lobby and bathroom. The first floor offers two double bedrooms. Externally there is an enclosed rear garden.**

#### **Entrance Door To:**

#### **Lounge**

11' 4" x 10' 2" ( 3.45m x 3.10m )

Double glazed window to front, under stairs storage cupboard, door to Inner Lobby.

#### **Inner Lobby**

With staircase ascending to first floor and door to:

#### **Kitchen**

9' 11" x 8' 7" ( 3.02m x 2.62m )

Range of base and eye level units, work surfaces, inset single bowl stainless steel sink and drainer unit, inset four ring electric hob with oven beneath and extractor over, plumbing for washing machine, radiator, double glazed window to rear, door to:

#### **Rear Lobby**

With window and stable door to side leading to rear garden, wash basin, storage cupboard and door to:

#### **Bathroom**

Panel enclosed bath with shower over, low level w.c., tiled walls, window to rear.

#### **First Floor Accommodation**

#### **Landing**

With doors to:

#### **Bedroom One**

11' 4" x 10' 2" ( 3.45m x 3.10m )

Double glazed window to front, radiator, built-in storage cupboard, access to loft space.

#### **Bedroom Two**

10' 2" x 8' 9" ( 3.10m x 2.67m )

Double glazed window to rear, radiator.

#### **Outside**

The rear garden measures approximately 36 ft in length being laid to lawn and enclosed by wooden fencing. Gated access to rear.



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](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/CCS120691](http://williamhbrown.co.uk/Property/CCS120691)



## welcome to Priory Street, Colchester

- Terrace House
- Living Room & Kitchen
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Enclosed Rear Garden
- Close To City Centre & Train Station
- Investment Opportunity

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS120691](https://williamhbrown.co.uk/Property/CCS120691)



Property Ref:  
CCS120691 - 0003

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@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**