



55 Winchester Road
Colchester, Essex

**DAVID
BURR**



55 Winchester Road, Colchester, Essex, CO2 7LL

Colchester is famous for being the first Roman City and every era since – from Saxon, Norman, Medieval, Tudor, Stuart, Georgian, Victorian and the modern have left their mark. This vibrant city offers extensive amenities, is bypassed by the A12 and has two stations providing a commuter service to London Liverpool St Station.

A charming two-bedroom, semi-detached Victorian property, conveniently located for easy access and within walking distance of the Roman city of Colchester. The property is accessed via twin wrought iron gates with climbing wisteria to the front aspect and with pathway leading to front door and further side access to the rear gardens. Offering an accommodation schedule over two floors and arranged via two distinctive ground floor reception rooms, with a wealth of character and retained period features including cast iron fireplaces, picture rails, stripped pine floorboards and recently fitted UPVC sash windows. Further benefits to the property include non-permit on road parking, generously proportioned and beautifully matured garden to the rear mainly laid to lawn, with further patio area and timber framed external store.

A well-presented two-bedroom semi-detached Victorian property located a short walk to the heart of Colchester City centre, offering excellent scope for further extension and further benefitting from non-permit on road parking and beautifully matured gardens.

Timber panel-glazed door opening to:

DINING ROOM: (4.6m x 3.6m) With sash window to the rear of the property, beautiful exposed floorboards, picture rail, stairs to the first floor and doors to lounge and kitchen. Door opening to:

SITTING ROOM: (3.7m x 3.3m) With sash window to the front aspect, cast iron fireplace with marble surround and tiled hearth.

KITCHEN: (4.3m x 2.2m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Inset sink unit with mixer tap over and sash window with side aspect. Fitted appliances include an oven, four-ring hob with extraction above and space for fridge/freezer and plumbing for a dishwasher. Tiled flooring with electric underfloor heating throughout, stable door with access to the rear gardens and door leading to:

GROUND FLOOR SHOWER ROOM: (2.5m x 2.2m) Fitted with ceramic WC, wash handbasin within a vanity unit and separately screened shower cubicle. Obscured glass sash window to side the rear, with space and plumbing for a washing machine/dryer and electric underfloor heating.

First floor

LANDING: With doors to:

BEDROOM 1: (3.7m x 3.6m) With rear aspect, sash window, radiator, picture rail and door to:

EN-SUITE BATHROOM: (2.5m x 2.2m) Partly tiled and fitted with ceramic WC, wash handbasin within a vanity unit and freestanding bath with handheld shower attachment. Obscured glass sash window range to rear with aspect across gardens and electric underfloor heating.

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BEDROOM 2: (3.3m x 3.3m) With front aspect, UPVC sash window and radiator.

Outside

Situated within the New Town area of Colchester, the property is approached via twin gates opening to a concrete pathway. With further gated access to the rear garden.

The gardens include patio area with steps leading to a central expanse of lawned garden with flowers and shrub borders with enclosed panel fencing and timber-framed external store with further patio area. The gardens offer scope for further development if so required (subject to necessary planning permission).

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

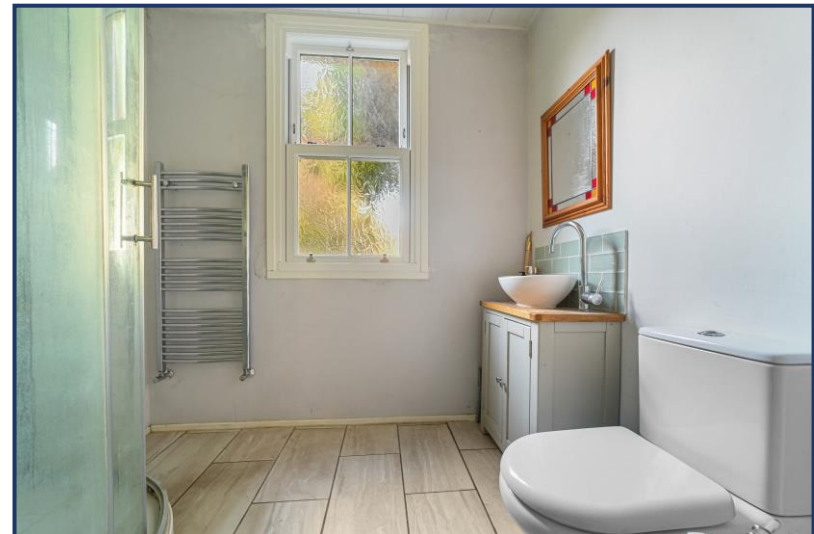
WHAT3WORDS: ///gathered.lived.dizzy

LOCAL AUTHORITY: Colchester City Council, 33 Sheepen Road, Colchester CO3 3WG (01206 282222). **BAND:** B

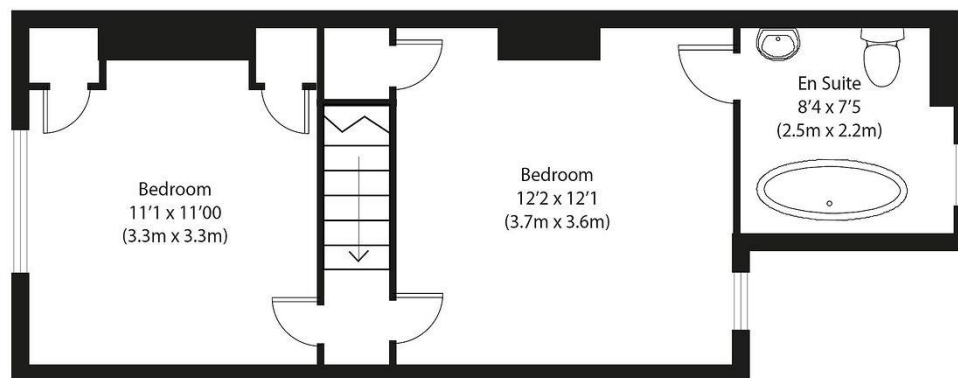
VIEWING: Strictly by prior appointment only through DAVID BURR.

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well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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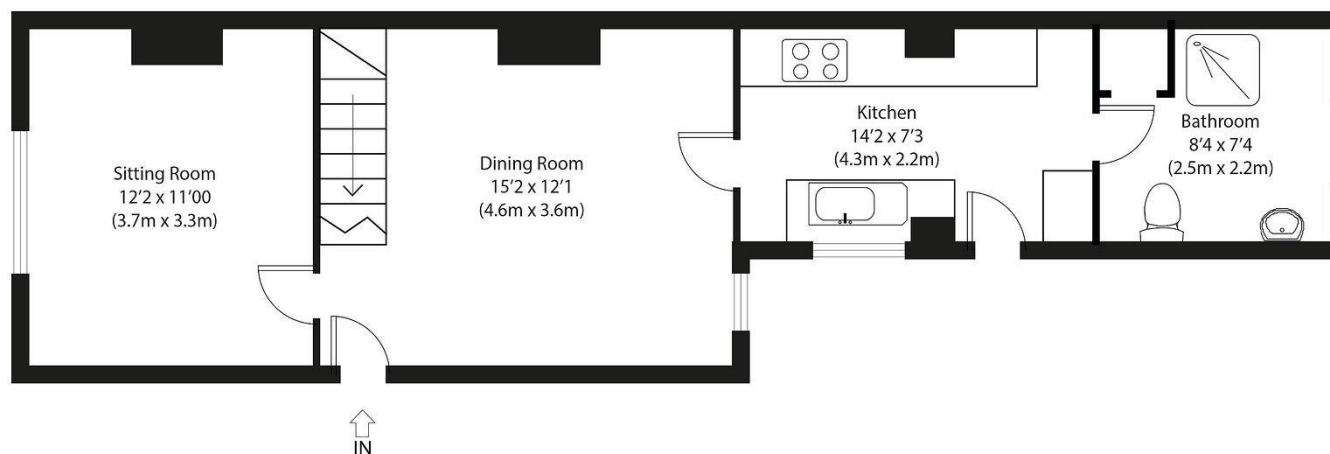


Approximate Gross Internal Area
890 sq ft (83 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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First Floor



Ground Floor

