



4 bedroom Town House located in Colchester.

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

West Stockwell Street Colchester CO1 1HR

FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE £400,000 - £435,000

Positioned in the heart of Colchester's City Centre, within the Historic Dutch quarter of Colchester which is a conservation area having walking distance access to the City Centres historical sites, shops, amenities, restaurants, pubs and bars. This four-bedroom, grade II listed property is tastefully finished with a layout suitable for a family.

The accommodation comprises of entrance door leading to the lounge with feature brick fireplace, exposed beams, dining room with feature fireplace, opening to the kitchen which is fully fitted with a range of eye & base level units, work surfaces extending to a breakfast bar area and door leading to the garden.

To the first floor an executive master bedroom features exposed beams and an en suite bathroom. On this floor also a second bedroom and separate shower room

The second floor offers two well-proportioned bedrooms with exposed beams.

Externally the property benefits from a rear garden with a low maintenance finish of patio and shingle areas, in addition, a second garden plot (currently used for vegetable growing) is situated to the rear of the property . In A gate gives access to the private off-road parking.

GROUND FLOOR

The entrance door opens into the lounge, which features a double-glazed window to the front, a striking brick fireplace, and charming exposed beams. This space also includes a cupboard housing the meters, and stairs leading to the first floor. Continuing into the dining room, you'll find more exposed beams, a radiator, a feature fireplace, and elegant wooden flooring, with easy access to the kitchen.

The kitchen boasts double units on both the wall and base, roll-edge work surfaces with an inset sink unit, an integrated oven and four-ring hob, and plumbing for both a washing machine and dishwasher. Additional features include a window to the rear, a door to the garden, an exposed beam, and tiled flooring.

FIRST FLOOR

The first floor accommodation includes a landing and stairs leading to the second floor. On this level, you'll find a radiator and exposed beams, as well as a cupboard housing the hot water tank. The doors open to the master bedroom, which features a secondary glazed window at the front, a radiator, and exposed beams. The open-plan en-suite bathroom offers A washbasin set into a vanity unit, a low-level WC, and a section with a tiled floor. Bedroom two boasts a secondary glazed sash window at the rear, a radiator, and a storage cupboard. Additionally, there is a beautifully designed family bathroom room equipped with a roll top bath, double shower cubicle, wash hand basin, low-level WC, heated towel rail, and a single glazed sash window at the rear, all fully tiled.



4



1



2



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EPC

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SECOND FLOOR

The accommodation is situated on the second floor, complete with a landing area that leads to the third bedroom. This bedroom features areas with low ceilings, is equipped with a radiator for warmth, and has a traditional sash window facing the back of the building. A notable architectural detail is the presence of a beam, and there's a lockable cupboard for secure storage. On the same floor, the fourth bedroom offers access to a loft space, is heated with a radiator, includes exposed beams for added character, and boasts a window that overlooks the front of the property.

OUTSIDE

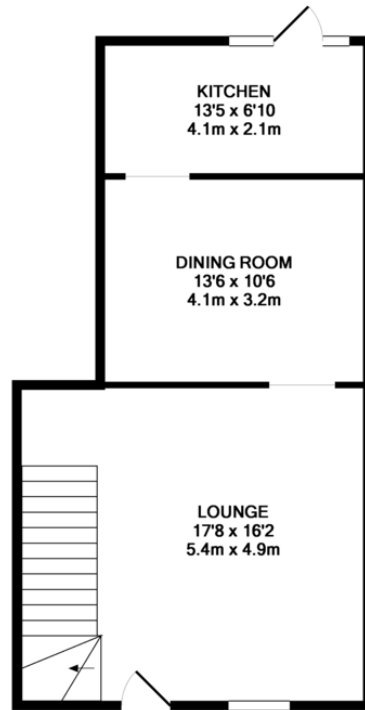
The property boasts a charming back garden that includes both a paved patio and gravel sections, all surrounded by secure fencing, a brick wall, and a gate for privacy. Additionally, residents are offered the convenience of off-street parking at the back of the property.

LOCATION

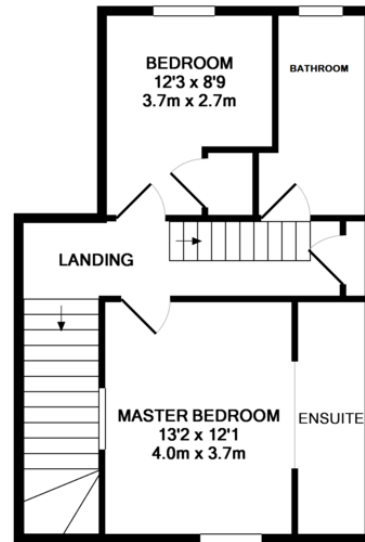
The property offers city living but nestled within the quaint and quiet Dutch Quarter. It is also within easy walking distance of both Colchester and Colchester Town railway Stations with both being within 45 mins by train to London. The A12 is a short distance to both London and Ipswich/Norwich routes



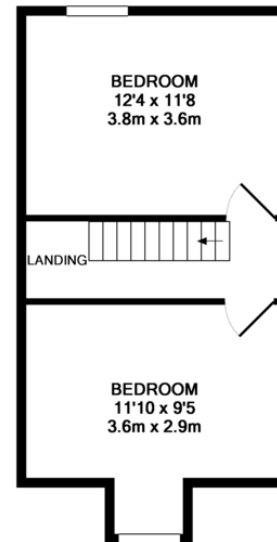
FLOORPLAN



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

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