



**South Street, Colchester, CO2 7BL**

**welcome to**

## **South Street, Colchester**

This spacious family home is located in the heart of Colchester, within walking distance of the city centre and train station. This character home benefits from well presented and spacious accommodation and an early viewing is strongly advised.



**This lovely home is perfectly situated for access to amenities and transport links.**

**Accommodation comprises entrance hall, lounge, separate dining room, kitchen, conservatory and basement bedroom.**

**The first floor offers two further generous double bedrooms and a family bathroom.**

**Externally there is an enclosed rear garden. There is permit parking available for £78 per annum.**

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

#### **Entrance Hall**

Wood flooring, stairs to first floor, radiator, door to:

#### **Lounge Area**

12' 9" max x 11' ( 3.89m max x 3.35m )  
Upvc double glazed window to front, wooden flooring, radiator, feature ornate fireplace with log burner, opening to:

#### **Dining Area**

12' 8" x 11' 1" ( 3.86m x 3.38m )  
Wooden flooring, radiator, upvc double glazed window to rear, door to:

#### **Kitchen**

15' 3" max x 10' 5" max ( 4.65m max x 3.17m max )  
Comprehensive range of modern base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and grill, inset hob with tiled splashback and extractor over, space for appliances, wooden flooring, gas combi boiler, upvc double glazed window to side and French doors to Conservatory. Door to stairs leading down to Basement/Bedroom.

#### **Conservatory**

11' 1" x 9' 9" ( 3.38m x 2.97m )  
Upvc double glazed with doors to garden, tiled floor, radiator.

#### **Basement Bedroom**

12' 2" x 10' 5" + recess ( 3.71m x 3.17m + recess )  
Upvc double glazed window, radiator, wooden flooring.

#### **First Floor Accommodation**

#### **Landing**

Carpet, access to loft (with ladder, boarded and insulated), cupboard with radiator, doors to:

#### **Bedroom One**

16' 5" max x 11' 8" ( 5.00m max x 3.56m )  
Upvc double glazed windows to front, radiator, carpet.

#### **Bedroom Two**

10' 11" x 9' 11" max ( 3.33m x 3.02m max )  
Upvc double glazed window to rear, radiator, carpet.

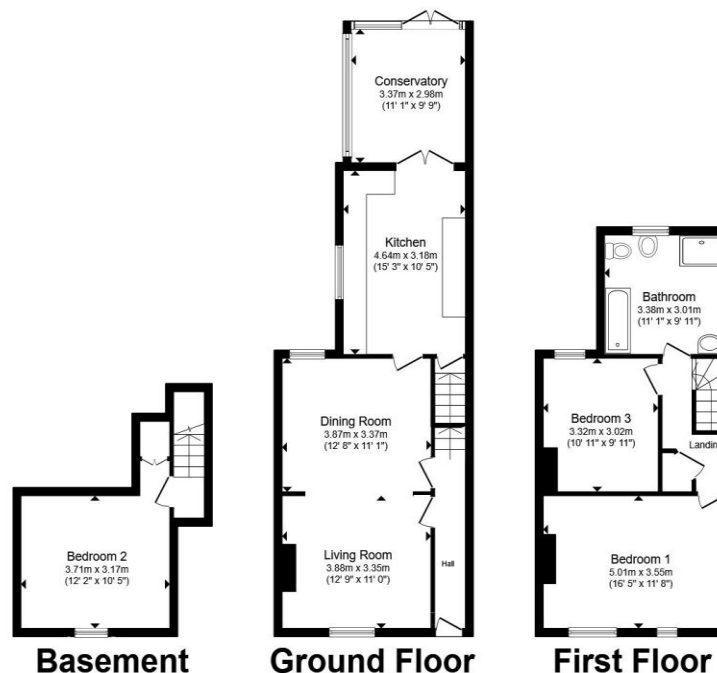
#### **Bathroom**

11' 1" x 9' 11" ( 3.38m x 3.02m )  
Five piece suite comprising panel enclosed bath, low level w.c., wash hand basin, bidet and shower cubicle, wooden flooring, heated towel rail, upvc double glazed window to rear.

#### **Outside**

The rear garden is laid to patio with lawn area, all enclosed by panel fencing. Rear access gate.

Permit parking is available for the charge of £78 per annum.



Total floor area 118.1 m<sup>2</sup> (1,271 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## **South Street, Colchester**

- Spacious Family Home
- Two Reception Rooms
- Conservatory
- Three Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Permit Parking

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

# £280,000



Please note the marker reflects the  
postcode not the actual property

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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



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