



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

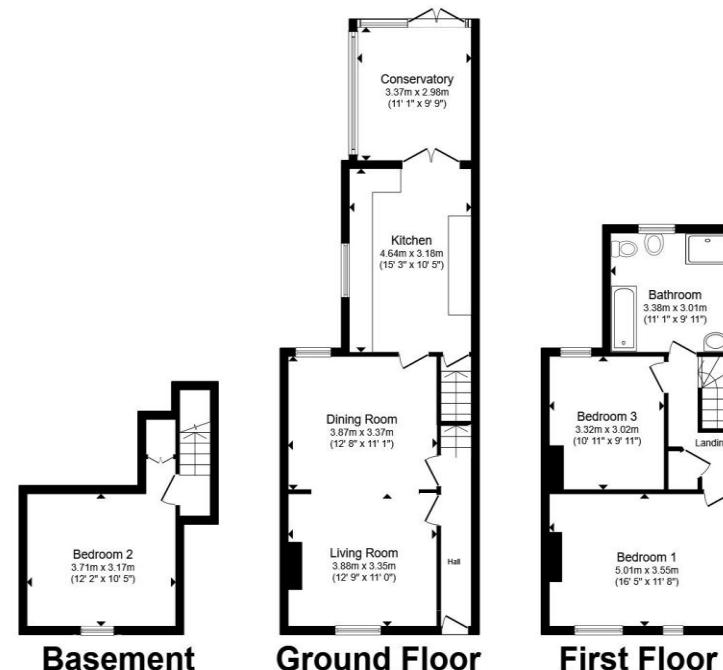
11' 1" x 9' 11" (3.38m x 3.02m)

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 m² (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


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welcome to
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



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Property Ref:
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Please note the marker reflects the postcode not the actual property

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