



Brook Street, Colchester

Guide Price £180,000



- A character-filled period home (pre-1900) with stories built into its walls
- Two well-proportioned bedrooms—ideal for couples, sharers, or a home office setup
- Separate living and dining spaces—because one room just isn't enough anymore
- Spacious upstairs bathroom—practical, bright, and ready to make your own
- Private rear garden with potential to transform into your own outdoor haven
- Just 0.8 miles to the station—commuting made simple
- Located on a sought-after street with a strong sense of community
- Perfect first step onto the ladder—or a smart, reliable investment opportunity
- Packed with potential to personalise, add value, and truly make it yours
- Kitchen with direct garden access—perfect for indoor-outdoor living



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

Guide Price £180,000 - £200,000

If homes could talk, this one would have stories for days... and still leave room for you to write your own.

Positioned along the ever-popular Brook Street, this charming two-bedroom terraced home blends period character with everyday practicality—perfect for first-time buyers ready to take that exciting first step, or savvy investors looking for a solid addition to their portfolio.

Dating back to before 1900, the property is brimming with history, charm, and a warmth you simply can't replicate in newer builds. Step inside and you're welcomed by a cosy living room—ideal for relaxing after a long day—leading through to a spacious dining room that's just waiting to host dinner parties, Sunday roasts, or the occasional takeaway night.

To the rear, the kitchen offers a functional space with direct access to the garden—perfect for summer BBQs, morning coffees, or giving your future green-fingered ambitions a go.

Upstairs, you'll find two well-sized bedrooms, both offering comfortable and flexible living space, along with a generously proportioned bathroom accessed from the landing—no awkward layouts here, just simple, practical living.

Location-wise, it ticks the commuter box too—just 0.8 miles from the station —meaning you're never far from where you need to be, while still enjoying the feel of a traditional residential street.

All in all? A home with heart, history, and heaps of potential

Colchester Town perfectly blends historic charm with modern convenience, making it a highly desirable place to live for a wide range of buyers. As Britain's oldest recorded town, it's steeped in rich heritage, with landmarks such as Colchester Castle and its surrounding park offering a beautiful backdrop for weekend walks and leisure. The town centre provides an excellent mix of high street brands, independent boutiques, cafés, and restaurants, creating a vibrant yet relaxed atmosphere. For commuters, Colchester Town and Colchester North stations offer direct links into London Liverpool Street, while the A12 provides easy road access. The area is also well-served by reputable schools, leisure facilities, and green spaces, making it equally appealing for professionals, families, and investors alike.



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/47-brook-street-colchester-co1-2ut/5130502>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

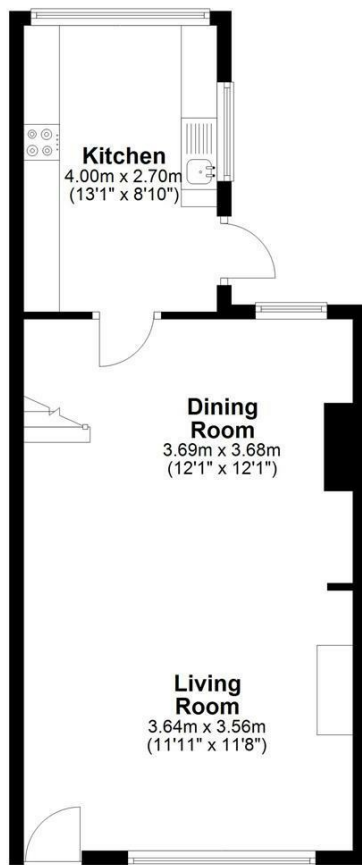
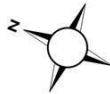
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor



