



Charles Street, Colchester, CO1 2BL

welcome to

Charles Street, Colchester

This terraced house is situated in the popular New Town area of Colchester, just a short walk from local shops and amenities, as well as Colchester Town Train Station and the city centre. The Hythe train station is also 1 mile away and the University of Essex within 2 miles.



This older style terraced house was refurbished in 2023 and offers well presented accommodation, being conveniently located within close reach of shops, amenities and transport links.

Ground floor accommodation comprises lounge which leads through to a dining area, modern kitchen and bathroom. The first floor offers two double bedrooms.

Externally there is an enclosed low maintenance rear garden providing an ideal space for relaxing.

The property is currently rented and could be an ideal investment opportunity.

Entrance Door To:

Lounge

Upvc double glazed window to front, radiator, laminate wood flooring, under stairs recess, doorway to:

Inner Lobby

With stairs to first floor, step down to:

Dining Area

Laminate wood flooring, radiator, upvc double glazed window to rear, under stairs recess, doorway to:

Kitchen

Modern range of matching base and eye level units, wooden work surfaces, inset stainless steel sink and drainer unit with mixer tap, laminate wood flooring, upvc double glazed window to side, ceiling spotlights, leading to:

Rear Lobby

With built-in cupboard, external door to side, internal door to:

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, splashback panels, extractor fan, spotlights, upvc double glazed window to rear.

First Floor Accommodation

Bedroom One

Upvc double glazed window to front, radiator, carpet, built-in cupboard,

Bedroom Two

Upvc double glazed window to rear, radiator, carpet, fitted bedroom furniture.

Outside

There is a low maintenance rear garden which is paved with raised flower bed, all enclosed by high level panel fencing. Rear access gate.



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welcome to

Charles Street, Colchester

- Terraced House
- Lounge & Dining Area
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Enclosed Courtyard Garden
- Close To City Centre & Train Station
- INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£240,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121523 - 0002

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