



Roman Road, Colchester, CO1 1UP

welcome to

Roman Road, Colchester

Found in the HIGHLY SOUGHT-AFTER ROMAN ROAD, this spacious four bedroom Victorian detached family home is situated just a short walk from the City Centre, Castle Park and train station. The property offers ample living space for the growing family and plenty of character features.



Early viewing is essential of this delightful bay fronted detached period home situated in the rarely available Roman Road, being ideally situated for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, living room with bay window, modern shower room, study/sitting room, dining room, kitchen and conservatory.

The first floor offers spacious master bedroom with bay window, two further double bedrooms, a single bedroom and family bathroom.

To the second floor there is a useful and spacious Loft Room.

Externally there is a low maintenance enclosed rear garden providing a lovely private space to relax, and residents permit parking is also available.

The property further benefits from Solar Panels.

Entrance Hall

Entrance door to front with glass panels, stairs to first floor, laminate wood flooring, radiator, doors to:

Living Room

12' 3" + bay recess x 11' 11" max (3.73m + bay recess x 3.63m max)

Bay windows to front, carpet, feature fireplace with inset wood burner, radiator.

Shower Room

Modern white suite comprising shower cubicle, concealed cistern w.c. and wall mounted wash hand basin, splashback panels, large heated towel rail, laminate wood flooring, built-in cupboard (plumbed for washing machine), double glazed window to side.

Study

11' 11" max x 10' 1" (3.63m max x 3.07m)

Double glazed doors to rear giving access to garden, radiator, laminate wood flooring, fitted book shelves.

Dining Room

10' 9" max x 10' 2" (3.28m max x 3.10m)

Double glazed window to side, built-in cupboard, radiator, laminate wood flooring, doors to:

Kitchen

10' 11" max x 10' 1" max (3.33m max x 3.07m max)

Double glazed window to side, range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated eye level double oven, inset hob with extractor hood over, space for dishwasher, space for microwave, large floor to ceiling cupboards, shelving, breakfast bar, door to:

Conservatory

9' 10" x 7' 10" (3.00m x 2.39m)

Upvc double glazed with doors to rear garden, electric underfloor heating.

First Floor Accommodation

Landing

With wooden ladder steps to Loft Room, doors to:

Master Bedroom

15' 3" max x 14' 11" max into bay recess (4.65m max x 4.55m max into bay recess)

Sash bay window to front, further sash window to front, two radiators, carpet, ornate feature fireplace with attractive tiled inserts.

Bedroom Two

11' 11" max x 10' 4" max (3.63m max x 3.15m max)

Double glazed sash window to rear, radiator, carpet.

Bedroom Three

10' 2" x 8' 8" (3.10m x 2.64m)

Double glazed sash window to rear, radiator, carpet.

Bedroom Four

7' 1" max x 6' 11" max (2.16m max x 2.11m max)

Double glazed sash window to side, radiator, carpet.

Family Bathroom

White suite comprising P-shaped bath with shower over and screen, wash hand basin set into vanity unit and low level w.c., part tiled walls, radiator, shelving, obscure sash window to side.

Loft Room

28' 4" max x 7' 3" max (8.64m max x 2.21m max)

With eaves cupboard storage, restricted head height, inverter and battery for solar panels.

Outside

There is a paved courtyard garden with inset flower beds, mature trees, shrubs, water feature and shed, all enclosed by high level fencing providing a lovely private space for relaxing and al fresco dining.

There is residents permit parking available.

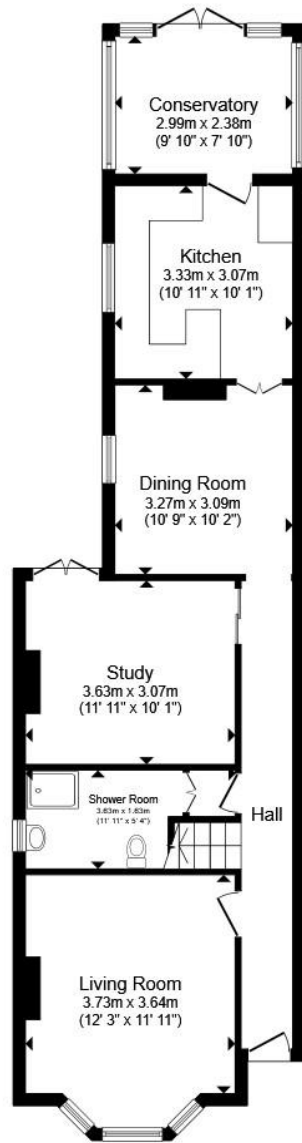
Agents Note

The slate, south facing rear of the roof benefits from EIGHT SOLAR PANELS.

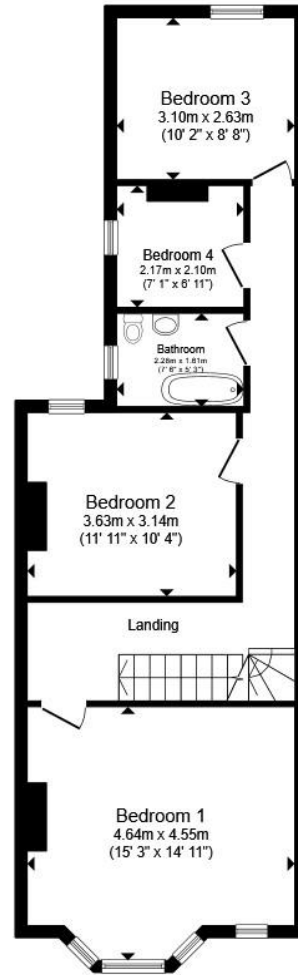


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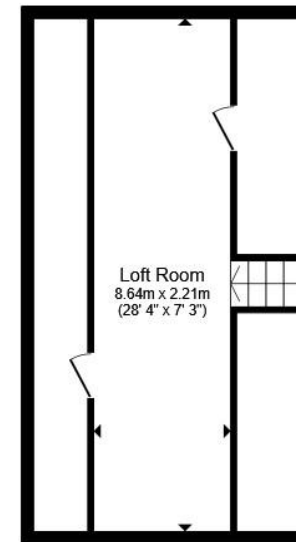




Ground Floor



First Floor



Second Floor

Total floor area 157.3 m² (1,694 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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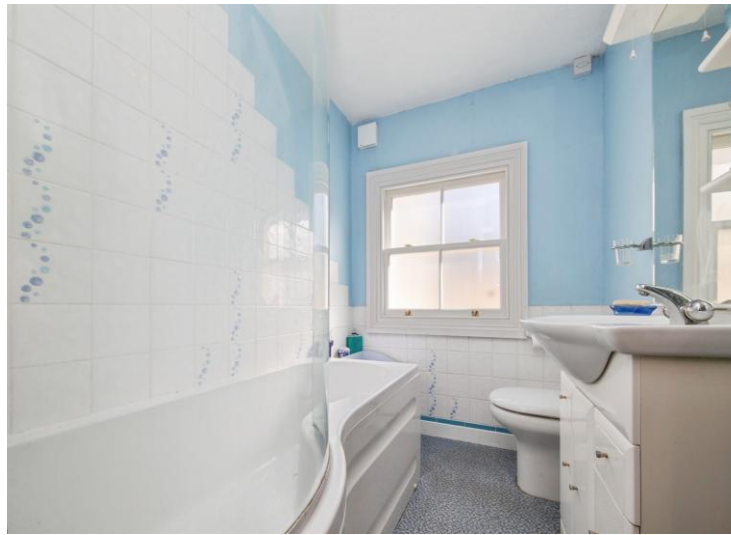
- Attractive Bay Fronted Detached Victorian Home
- Three Reception Rooms
- Kitchen & Conservatory
- Four Bedrooms
- Shower Room & Family Bathroom
- Loft Room
- Enclosed Rear Garden & Residents Parking Permit

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121378 - 0004

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