



**St. Marys Fields, COLCHESTER, CO3 3AE**

**welcome to**

**St. Marys Fields, COLCHESTER**

This lovely modern coach house is conveniently situated for access to the city centre and transport links including Colchester's mainline train station with direct links to London Liverpool Street in around 50 minutes. The property could be an ideal first time purchase or investment opportunity.



**Early viewing is advised of this well presented and modern coach house situated within close proximity of the city centre and North Station.**

**The property offers spacious living accommodation, good size double bedroom and modern shower room. There is also driveway parking, an integral garage and an EV Charging Point.**

**Entrance Door To:**

### Entrance Hall

With door to spacious Storage Room, door to Garage and stairs to first floor.

### First Floor Accommodation

#### Landing

Built-in cupboard, intercom system, two double glazed windows, carpet, radiator, doors to:

#### Lounge / Diner

16' 7" x 11' 7" ( 5.05m x 3.53m )

Carpet, radiator, double glazed windows to rear and side, square archway to:

#### Kitchen / Breakfast Room

11' 5" max x 6' 10" max ( 3.48m max x 2.08m max )

Modern range of matching base and eye level units, built-in eye level oven and grill, further built-in oven and hob with extractor over, built-in fridge/freezer, space for washing machine, breakfast bar, lantern window, ceiling spotlights, tiled floor.

#### Bedroom

13' 3" max x 12' 4" max ( 4.04m max x 3.76m max )

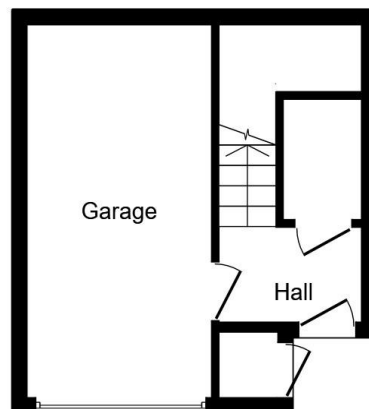
Two double glazed windows, two radiators, carpet, built-in wardrobe.

#### Shower Room

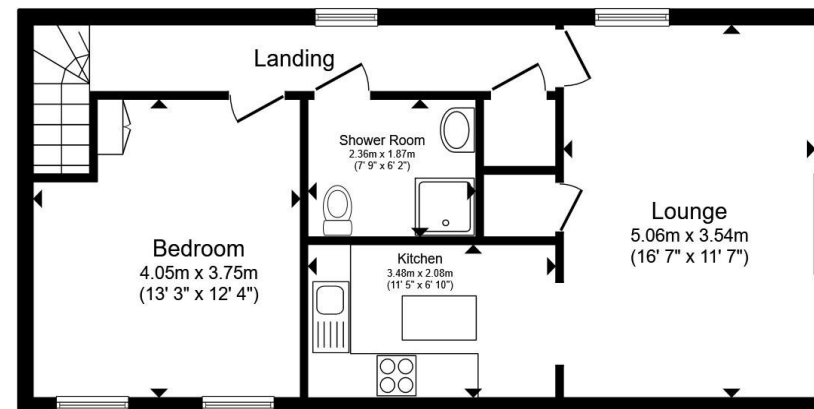
Modern white suite comprising tiled shower cubicle, low level w.c. and wash hand basin set into vanity unit, part tiled walls, tiled floor, heated towel rail, extractor fan, spotlights.

### Outside

The property benefits from Integral Garage with parking in front, an EV charging point and outside storage cupboard.



**Ground Floor**



**First Floor**

Total floor area 78.0 m<sup>2</sup> (840 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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## St. Marys Fields, COLCHESTER

- One Bedroom Coach House
- Modern Kitchen & Shower Room
- Generous Living Space
- Close To City Centre & North Station
- Parking & Garage
- EV Charging Point

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1066.36

Ground Rent: 182.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£200,000**



## directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121483 - 0002

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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.



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