Castle Road, Colchester
Guide Price £300,000

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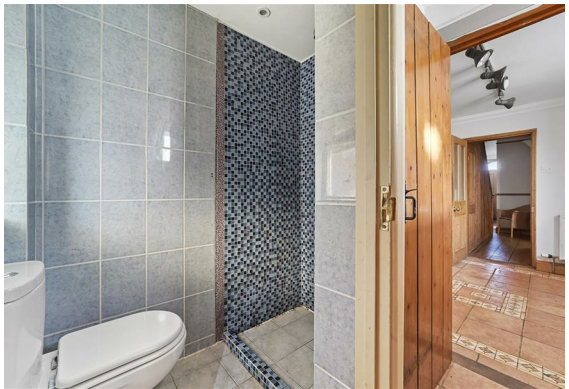
OVERLOOKING CASTLE PARK
Nestled in a coveted central location, this charming mid-terrace house presents an unmissable opportunity for first-time buyers, couples, or small families looking to find their forever home. As you step through the entrance hall, the inviting warmth of the sitting room greets you, complete with a cosy fireplace that promises comfort on chilly evenings. The flow of the home leads you to a dining room, boasting French doors that open out to a low-maintenance garden, dotted with an array of shrubs - a perfect backdrop for both relaxation and entertaining.

The property's well-appointed kitchen beckons the culinary enthusiast, while the convenience of a ground floor shower room adds a touch of practicality to this delightful home. The additional space of a bright conservatory offers versatility for your lifestyle needs, be it a playroom for the little ones or a peaceful retreat for a spot of reading.

Upstairs, two well-sized bedrooms await, accompanied by a family bathroom, ensuring ample space for both rest and rejuvenation. Located a stone's throw from the lush expanse of Castle Park, this residence offers the perfect blend of urban living with a touch of nature's tranquillity. Seize the chance to establish your roots in this sought-after area, where every convenience is just moments away.



- TWO BEDROOMS
- CITY CENTRE LOCATION
- OVERLOOKING CASTLE PARK
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- CONSERVATORY
- CHARACTER PROPERTY
- PERMIT PARKING
- CHAIN FREE
- GUIDE PRICE £300,000 - £325,000

LOCATIONS

Living on Castle Road in Colchester offers a perfect blend of historic charm and modern convenience. Located just a short walk from Colchester Castle and its beautiful park, residents enjoy the rich local history and green spaces, while still being close to the town's vibrant amenities, including shops, cafes, and cultural attractions. The area is well-connected with excellent transport links, including a mainline railway station providing fast access to London Liverpool Street and the A12 for drivers. It's also home to a variety of local schools, making it an ideal location for families.

The peaceful, tree-lined street offers a safe environment, while nearby cultural venues like the Mercury Theatre and Colchester Arts Centre provide ample entertainment options. With its proximity to green spaces, good schools, and a thriving city center, Castle Road is an attractive and convenient place to live, with strong investment potential as Colchester continues to grow.

Agents Notes -
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains
Electric/Water/Drainage/Gas
Heating :- Gas boiler via radiators
Telephone & Broadband - O2, THREE & EE - Likely.
VODAFONE is Limited. Ultrafast broadband available.
The property is situated in a conservation area.
Some internal images have been digitally staged to provide a visual aid.
Please note that a small patch of Japanese knotweed has been identified within the right-hand border of the rear garden. The sellers have had the area professionally inspected and treated, and an ongoing treatment/management plan with insurance-backed cover is in place, which can be transferred to the new owner. Further details and supporting documentation are available on request.

Floor Plan

Approximate Gross Internal Area
940 sq ft (87 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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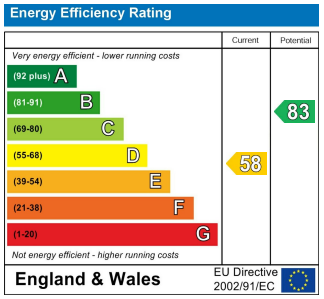
Ground Floor First Floor

Area Map

Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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