



**Trinity Street, Colchester, CO1 1JN**

**welcome to**

**Trinity Street, Colchester**

Offered with NO ONWARD CHAIN, this gorgeous Grade II Listed cottage is ideally situated within Colchester's city centre, offering immediate access to cafes, restaurants, shops, amenities, the Castle Park and train station. The property offers plenty of charm and character features.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Description

GRADE II LISTED CHARACTER COTTAGE situated in the heart of Colchester, offering excellent access to amenities and transport links.

On entering the property there is a spacious lounge/diner which benefits from large sash windows providing plenty of light. This leads to a rear lobby area which in turn gives access to the well presented kitchen with space for appliances and further door to a modern shower room. The first floor offers a spacious double bedroom.

Offered with no ongoing chain, properties such as this are rarely available, With this in mind, an early viewing is essential to fully appreciate the character and situation of this property.

## Entrance Door To:

### Lounge

Two secondary glazed sash windows to front with fitted blinds, further secondary glazed window to front with fitted blind, feature ceiling beam, built-in cupboards with shelves, ceiling spotlights, two heaters, wooden flooring, stairs to first floor, opening to:

### Inner Lobby

With external door to rear and further door to:

### Kitchen

Two secondary glazed sash windows to rear, base and eye level units, fitted dresser style cupboard with shelving, built-in oven, wooden work surfaces, inset sink unit, feature cast iron fireplace, ceiling spotlights, tiled floor, space for appliances, loft hatch, door to:

### Shower Room

Modern suite comprising double shower cubicle, low level w.c. and pedestal wash hand basin, part panelled walls, extractor fan, tiled floor, heated towel rail.

## First Floor Accommodation

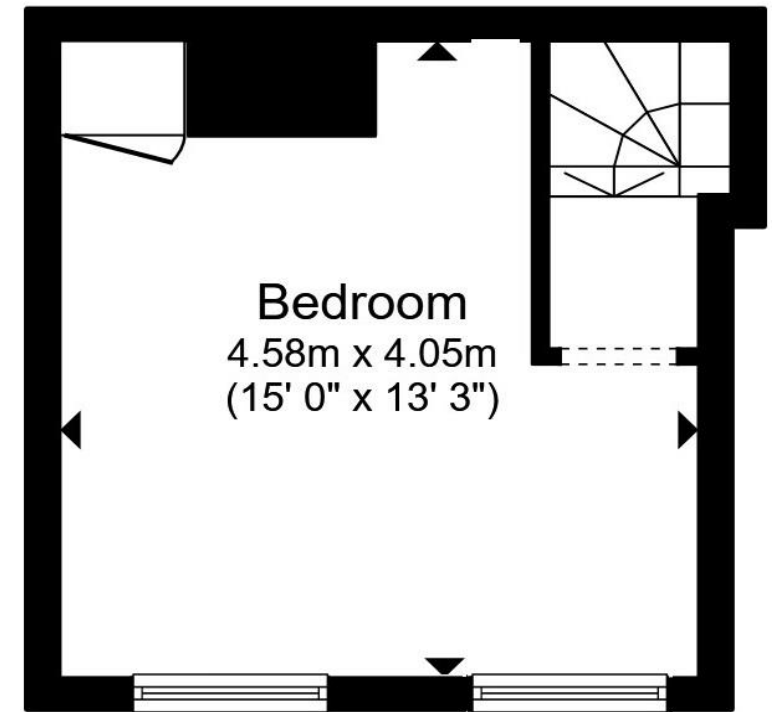
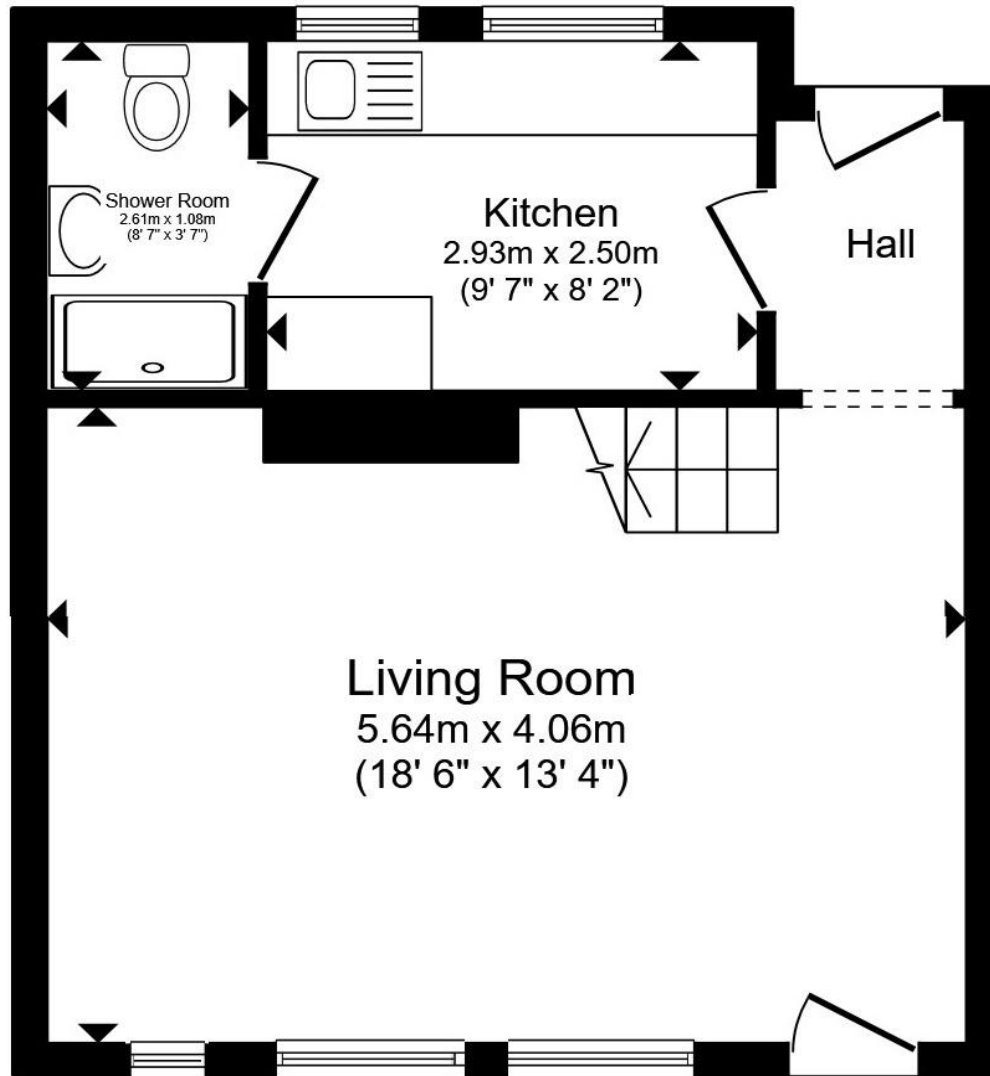
### Bedroom

Two sash windows to front with fitted blinds, carpet, ceiling spotlights, feature original cast iron fireplace, part panelled walls, built-in cupboard, recessed shelves.



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## First Floor

Total floor area 51.3 m<sup>2</sup> (552 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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## Trinity Street, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Cottage
- Spacious Living Accommodation
- Modern Kitchen & Shower Room
- Spacious Double Bedroom
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

guide price

**£140,000**



## directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121336 - 0003

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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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