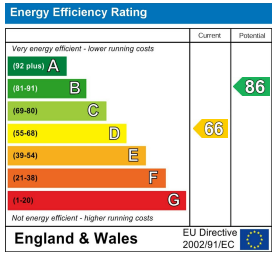


- Three bedroom semi-detached house
- Entrance hall
- Two receptions
- Many original features
- Highly sought after St Marys location
- Modern family bathroom
- Close to prestigious schools
- Westerly facing Courtyard garden
- Walking distance of City Centre
- Available Now





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements













Property Description

Nestled in the highly sought-after St Marys location of Colchester, this charming semi-detached house offers a delightful blend of character and modern living. Built in 1900, the property spans an impressive 893 square feet and boasts a well-maintained interior that is in great order throughout.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and appealing, providing ample space for relaxation and socialising.

The house comprises three comfortable bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The modern family bathroom is conveniently located, ensuring ease of access for all residents.

Outside
Westerly facing Courtyard garden, perfect for al-fresco dining and long summer evening drinks. Residents parking available for two vehicles

One of the standout features of this property is its prime location. Just a short walk from Crouch Street with its range of specialist shops including Gunton's Delicatessen, a Tesco Express and variety of popular bars and restaurants.
Colchester town centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.

This combination of a tranquil residential area and proximity to urban conveniences makes it a perfect place to call home. In summary, this semi-detached house on Rawstorn Road presents a wonderful opportunity for those looking to settle in a desirable part of Colchester. With its charming features, spacious layout, and excellent location, it is sure to attract interest from a variety of buyers.