



Castle Road, Colchester, CO1 1UN

welcome to

Castle Road, Colchester

Situated in the EVER POPULAR AND RARELY AVAILABLE CASTLE ROAD, early viewing is essential of this refurbished three bedroom semi detached family home backing onto the Castle Park and a stones throw from Colchester's High Street. The property has the added benefit of off road parking and a garage.



This lovely bay fronted home is ideally situated in the heart of Colchester on this attractive and popular tree lined road, within a conservation area. The property offers excellent access to shops, amenities, the Castle Park and Colchester Town Train Station, and benefits from character features such as attractive stained glass windows.

Ground floor accommodation comprises entrance hall, lounge with feature bay window, kitchen/diner/family room with doors onto the garden and cloakroom. The first floor offers three good size bedrooms and a family bathroom.

Externally there is off street parking for several cars, a garage and private rear garden providing the ideal space for relaxing and al fresco dining.

Steps Up To Entrance Porch

Entrance Hall

Entrance door to front with stained glass leaded light feature, stairs to first floor, radiator, wood effect flooring.

Lounge

Box bay wood framed window to front with feature stained glass panes, feature fireplace, two radiators, wood effect flooring.

Kitchen / Diner

Range of modern matching base and eye level units, work surfaces, inset butler sink unit with mixer tap, built-in oven and induction hob with extractor over, space for appliances, integrated dishwasher, feature fireplace with inset wood burner, wood effect flooring, wood framed double glazed windows to rear, upvc double glazed French doors to rear, vertical radiator.

Cloakroom

Low level w.c., wash hand basin, wood framed window to side.

First Floor Accommodation

Landing

Wooden framed secondary glazed window to side with feature stained glass, carpet, doors to:

Bedroom One

Wood framed secondary glazed window to front with feature stained glass panels, carpet, radiator, built-in wardrobes.

Bedroom Two

Wood framed double glazed window to rear, radiator, loft access, carpet.

Bedroom Three

Wood framed double glazed window to rear, carpet, built-in cupboard housing water cylinder, radiator.

Family Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and wash hand basin set into vanity unit with cupboard under, heated towel rail, tiled walls, obscure wood framed secondary glazed window to front.

Outside

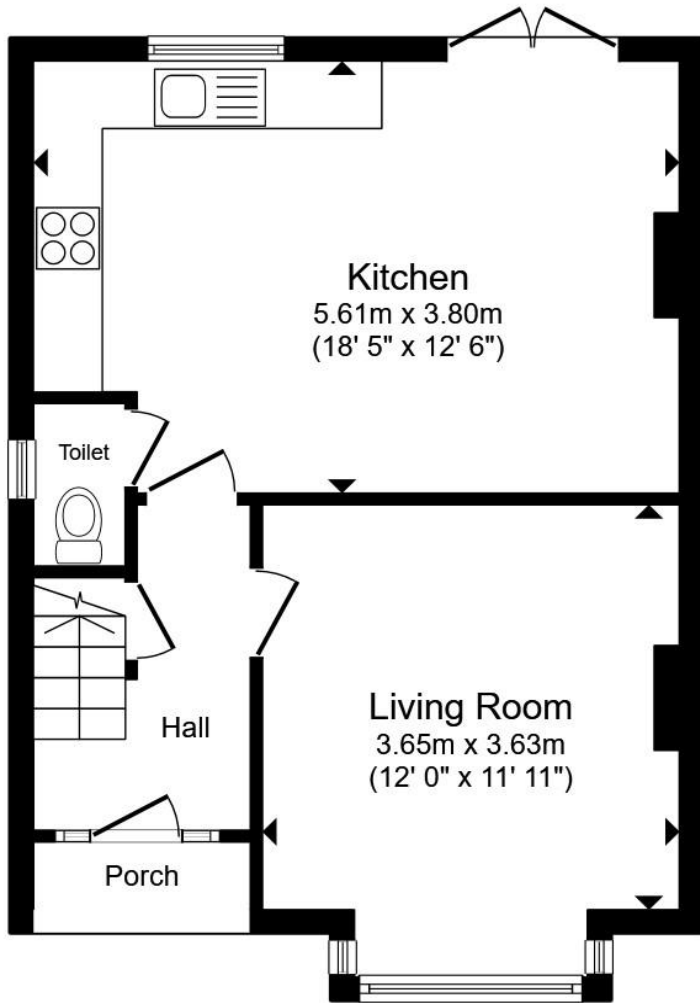
To the front of the property there is a spacious driveway providing off road parking for several cars and leading to the Garage.

The lovely rear garden commences with spacious patio area leading to lawned garden with mature shrubs, trees and flower beds, all enclosed by panel fencing and feature roman brick wall.

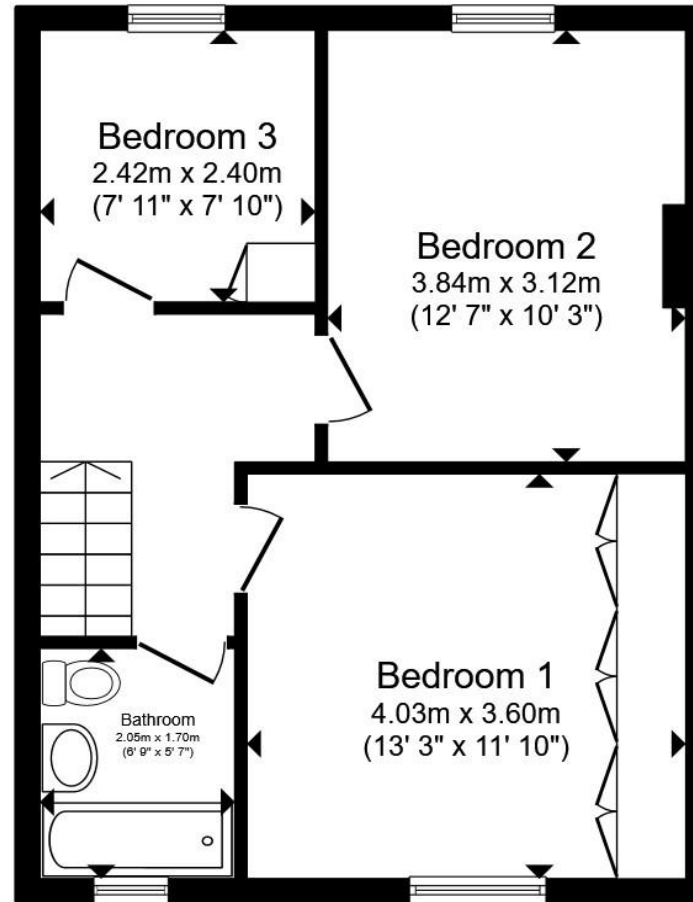


view this property online williamhbrown.co.uk/Property/CCS121461

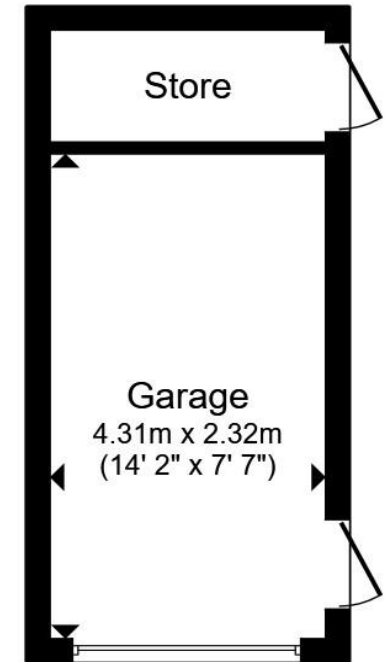




Ground Floor



First Floor



Outbuilding

Total floor area 99.0 m² (1,065 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

welcome to

Castle Road, Colchester

- Semi Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Three Good Size Bedrooms
- First Floor Family Bathroom
- Parking & Garage
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£475,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121461



Property Ref:
CCS121461 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk