



**Roman Road, Colchester, CO1 1UR**

**welcome to**

**Roman Road, Colchester**

A fully refurbished and generously sized Victorian home on ever-popular Roman Road, offered with NO ONWARD CHAIN. Ideally located within walking distance of Castle Park, the town train station and the city centre's cafés, restaurants and amenities.



**This charming and seldom-available character property beautifully blends period features with comfortable living, all within easy reach of the city centre. Offered with vacant possession, it's ready for a new owner to make it their own.**

**Step inside to a welcoming entrance hall leading to a spacious living room and dining room, each showcasing original feature fireplaces that add warmth and timeless charm. The ground floor also includes a well-planned kitchen and family bathroom.**

**Upstairs, the home offers three generous bedrooms, two enhanced with elegant fireplaces — perfect reminders of the home's rich character.**

**Outside, enjoy a low-maintenance enclosed courtyard garden, ideal for relaxing or entertaining. Permit parking is also available. This is a rare chance to secure a character-filled home in a highly convenient location — ideal for buyers seeking charm, comfort, and proximity to city amenities.**

#### **Entrance Door To:**

#### **Entrance Hall**

Victorian style tiled flooring, stairs to first floor, door to:

#### **Dining Room**

Upvc double glazed window to rear, wood flooring, feature fireplace, under stairs storage cupboard, radiator with new heating system, access to Living Room & Kitchen.

#### **Living Room**

Upvc double glazed window to front, carpet, feature fireplace, radiator.

#### **Kitchen**

Upvc double glazed window and new door to side garden, range of base and eye level units, roll top work surfaces, inset sink and drainer unit, integrated oven and grill, inset hob, integrated fridge/freezer and washing machine, doors to:

#### **Bathroom**

Modern suite comprising panel enclosed bath with shower over, concealed cistern w.c. and wash hand basin set into vanity unit with cupboard below, Victorian style tiled flooring, fully tiled walls, upvc double glazed window to rear.

#### **First Floor Accommodation**

#### **Landing**

Carpet, upvc double glazed window to rear, doors to:

#### **Bedroom One**

Upvc double glazed window to front, feature fireplace, radiator, carpet, cupboard, door to Bedroom Three.

#### **Bedroom Two**

Upvc double glazed window to rear, carpet, radiator, cupboard, feature fireplace.

#### **Bedroom Three**

Upvc double glazed window to front, carpet flooring, radiator, loft access.

#### **Outside**

There is a courtyard garden with shared side rear access.

There is residents permit parking available.



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welcome to

## Roman Road, Colchester

- Rarely Available Roman Road!!
- Two Reception Rooms
- Three Bedrooms
- Fully Refurbished
- Permit Parking
- City Centre Position
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



Total floor area 73.4 m<sup>2</sup> (790 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



Offers In Excess Of  
**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121361 - 0007

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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.

**william h brown**



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)