



Barrack Street, Colchester, CO1 2LZ

£1,100 Per month



Some More Information

Entering from Barrack Street, the front door opens directly into the reception room. There's plenty of room for a comfortable living room arrangement, with wood-effect flooring continuing towards the kitchen. Positioned centrally within the house, the kitchen has a range of fitted units and timber work surfaces, together with an integrated electric oven and hob. Stairs rise from here to the first floor, while continuing towards the rear leads into a separate utility area. That additional utility space provides somewhere away from the kitchen for appliances and also gives direct access to the garden. Beyond is the ground-floor bathroom, finished with tiled walls and flooring, a white suite and shower over the bath. Built-in storage provides some useful additional space. Upstairs, the landing gives separate access to both bedrooms. Bedroom one occupies the front of the house, while the second bedroom sits to the rear overlooking the garden. Both retain exposed timber floorboards and have radiators.

Location

Barrack Street sits just to the east of Colchester City Centre, giving the property good access to the centre itself while also placing the Hythe and University of Essex side of the city within easy reach.

For day-to-day amenities there are shops and convenience stores locally, with a much wider choice available in the city centre including the High Street, Culver Square, Lion Walk, restaurants, cafés and leisure facilities. Public transport is particularly useful from this part of Colchester. Local bus services provide connections around the city, including towards Colchester North Station and the University of Essex. Colchester Town railway station is also within walking distance and provides services into Colchester North, where mainline trains run towards Chelmsford and London Liverpool Street, as well as north towards Ipswich and Norwich. Colchester North currently has up to four London Liverpool Street services per hour on weekdays. The University of Essex's Colchester Campus at Wivenhoe Park is readily

accessible from this side of the city, whether travelling by bus, bicycle or car. The university confirms that its campus is served by local First Bus services from across Colchester. Road connections are another benefit, with straightforward routes out towards the A12 and A120, providing onward travel towards Chelmsford, Ipswich, Harwich and the wider Essex and Suffolk areas.

Externally

Accessed from the utility room, the rear garden is enclosed by fencing and extends back behind the house, with a hardstanding area immediately outside and established planting further into the garden.

On-street parking is available along Barrack Street and surrounding roads where spaces permit, with residents' permit parking also available locally if required.

Living Room

11'8" x 11'6" (3.58m x 3.53m)

Kitchen

11'10" x 8'2" (3.61m x 2.51m)

Utility Room

6'0" x 4'9" (1.83m x 1.47m)

Bathroom

Bedroom One

Bedroom Two

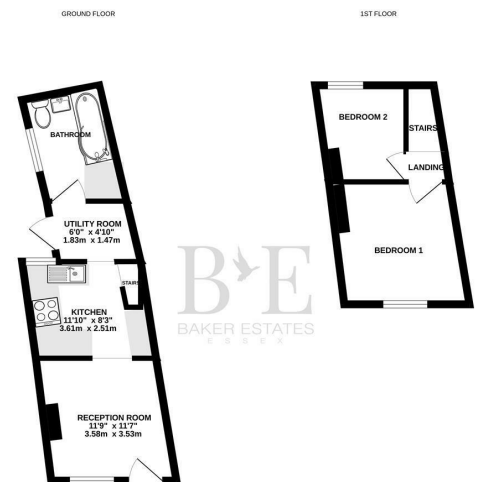
Services

Council Tax Band – A
Local Authority – Colchester
EPC – D

*Mains Electric
*Mains Water
*Mains Drainage.

Broadband Availability - Ultrafast
Broadband Available with speeds up to 1800mbps Via Openreach and Virgin Media (details obtained from Ofcom Mobile and Broadband Checker) – September 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE, Vodafone and Three (details obtained from Ofcom Mobile and Broadband Checker) - September 2026.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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