



Bourne Road, Colchester

Guide Price **£450,000**

GUIDE PRICE £450,000-£475,000 Set along a quiet stretch of Bourne Road, directly opposite the historic Bourne Mill, this characterful detached house is a confident expression of 1930s domestic architecture. Its steeply pitched rooflines, soft pebble-dash render and warm timber-framed windows give it a quietly vernacular presence. Inside, the house is defined by generous proportions and a quality of light that shifts gently through the day, while outside a remarkably long, layered garden unfolds to the rear, offering both privacy and potential.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

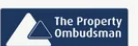
Naked Collective Ltd. Trading as Naked.

The North Colchester Business Centre
340 The Crescent | Colchester
Essex | CO4 9AD

VAT Number: GB 397 1243 76
Company Reg Number: 12450724

01206 656 556
hello@nakedagents.co.uk

 thenakedagents
nakedagents.co.uk



Tenure: Freehold

Property Type: Detached House

- Detached 1930s house with distinctive gabled elevations and textured render
- Set opposite the historic National Trust Bourne Mill, with scenic outlooks
- Accessed via a private road, with double-gated rear access
- Two reception rooms and flexible accommodation including mezzanine feature
- Ground-floor shower room and first-floor family bathroom
- Approx. 200ft mature rear garden with terraces, lawn and greenhouse
- Off-street parking; Colchester Town station approx. 10 minutes' walk
- Fully refurbished bathrooms and new kitchen appliances (oven and hob) 2025
- New boiler installed 2025

GUIDE PRICE £450,000-£475,000 Set along a quiet stretch of Bourne Road, directly opposite the historic Bourne Mill, this characterful detached house is a confident expression of 1930s domestic architecture. Its steeply pitched rooflines, soft pebble-dash render and warm timber-framed windows give it a quietly vernacular presence. Inside, the house is defined by generous proportions and a quality of light that shifts gently through the day, while outside a remarkably long, layered garden unfolds to the rear, offering both privacy and potential.

Further Information

Tenure - Freehold

Council Tax - Colchester Band D

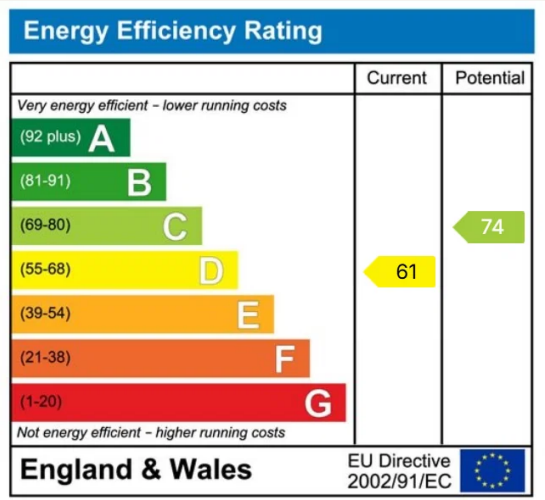
Construction - Brick

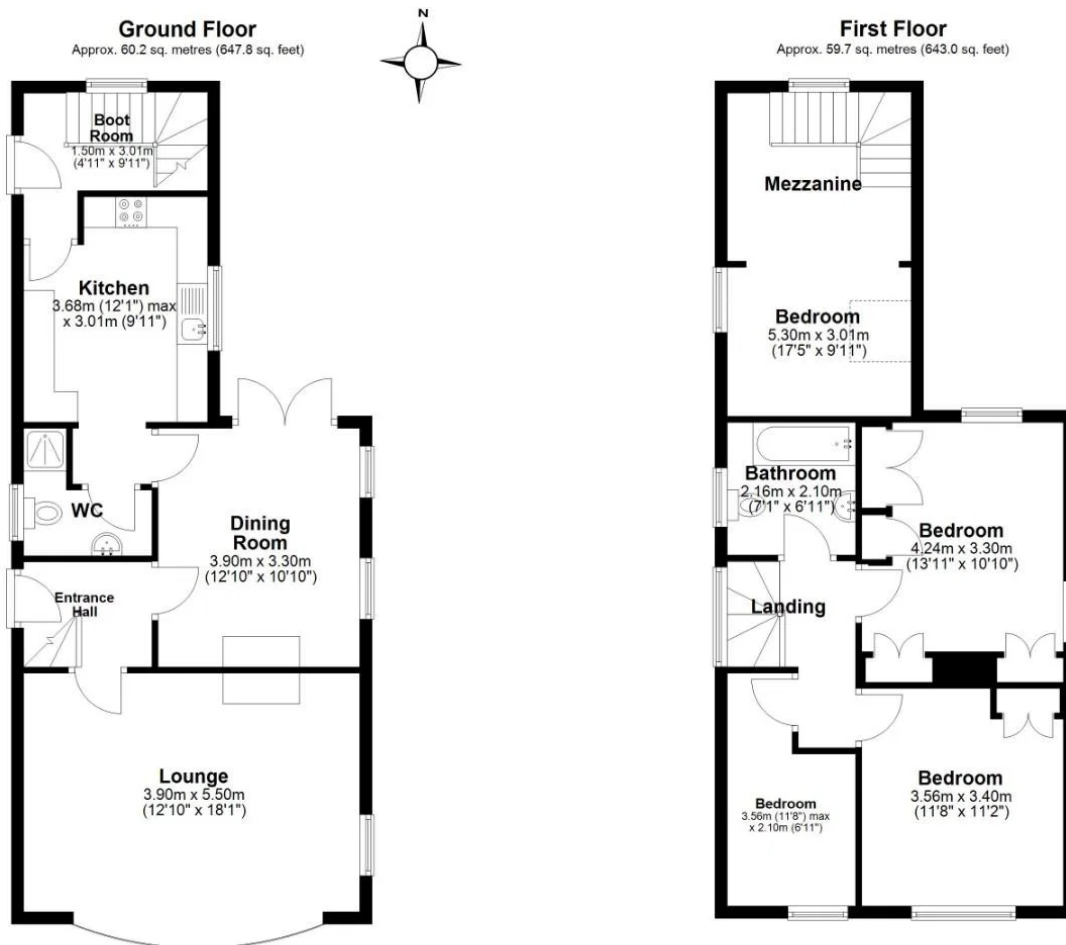
Mains Sewerage, Electricity, Gas and Water

Sellers position - No onward chain

New boiler installed 2025







Total area: approx. 119.9 sq. metres (1290.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

Bourne Road, Colchester

Naked. powered by eXp

The North Colchester Business Park 340 The Crescent Colchester CO4 9AD

01206 656556 | hello@nakedagents.co.uk | nakedagents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

NAKED.
exp