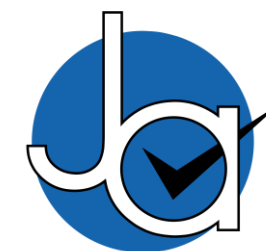




2 bedroom Mid Terraced House located in Colchester.

Guide Price
£180,000 - £200,000

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JOHN ALEXANDER
ESTATE AGENTS

Portland Road Colchester CO2 7EH

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £180,000 TO £200,000

A charming two-bedroom Victorian mid-terrace home situated on the popular Portland Road in Colchester. Offering approximately 829 sq ft (77 sq m) of well-proportioned accommodation, the property retains a wealth of period character including original cast iron fireplaces in both reception rooms and both bedrooms. Further benefits include a split-level kitchen, first-floor bathroom, private rear garden and on-road parking, all within easy reach of Colchester city centre and local amenities.

STEP INSIDE

Stepping through the front door, you are welcomed into a delightful dining room measuring 11'5" x 10'4" (3.48m x 3.15m). Filled with natural light from the front-facing window, this inviting reception room showcases an original cast iron fireplace which provides a wonderful focal point and reinforces the property's Victorian heritage. The room offers ample space for a family dining table and additional furniture, making it ideal for both everyday dining and entertaining guests.

An internal door leads through to the spacious living room measuring 13'9" x 11'3" (4.20m x 3.43m). This comfortable reception space continues the period charm with a further original cast iron fireplace and provides an excellent setting for relaxation. The staircase rises from this room to the first floor, while the open layout creates an easy flow through to the kitchen beyond.

To the rear of the property is the split-level kitchen, measuring 10'0" x 6'11" (3.06m x 2.11m), cleverly arranged to maximise both workspace and storage. The

split-level design adds character and interest, separating the kitchen area from the useful rear utility section measuring 6'6" x 5'10" (1.97m x 1.78m). A window overlooks the rear garden, while a door provides direct access outside, making the space practical for everyday family life.

Ascending to the first floor, the landing provides access to both bedrooms and the family bathroom.

The principal bedroom is positioned at the front of the property and measures 13'8" x 11'5" (4.17m x 3.48m). Generous in size and retaining its original cast iron fireplace, this elegant room offers plenty of space for a double bed and freestanding bedroom furniture.

The second bedroom measures 11'4" x 10'9" (3.45m x 3.28m) and continues the property's period theme with another original cast iron fireplace. This versatile room is ideal as a guest bedroom, child's room or home office.

Completing the accommodation is the first-floor family bathroom, fitted with a bath, wash hand basin and WC.

STEP OUTSIDE

Outside, the property benefits from a private rear garden. To the front, there is readily available on-road parking.



2



1



2



B



EPC



TBC



THE LOCATION

Portland Road is a well-established residential street located to the south of Colchester city centre. The property is conveniently positioned within easy reach of a wide range of amenities, including local shops, supermarkets, cafés, schools and leisure facilities. Colchester's historic city centre offers an extensive selection of restaurants, bars and retail outlets, while excellent transport links provide convenient access to London Liverpool Street and the wider region. The area is particularly popular with commuters, first-time buyers and families seeking a blend of period homes and city convenience.



FLOORPLAN

Portland Road

Approximate Gross Internal Area = 77.0 sq m / 829 sq ft

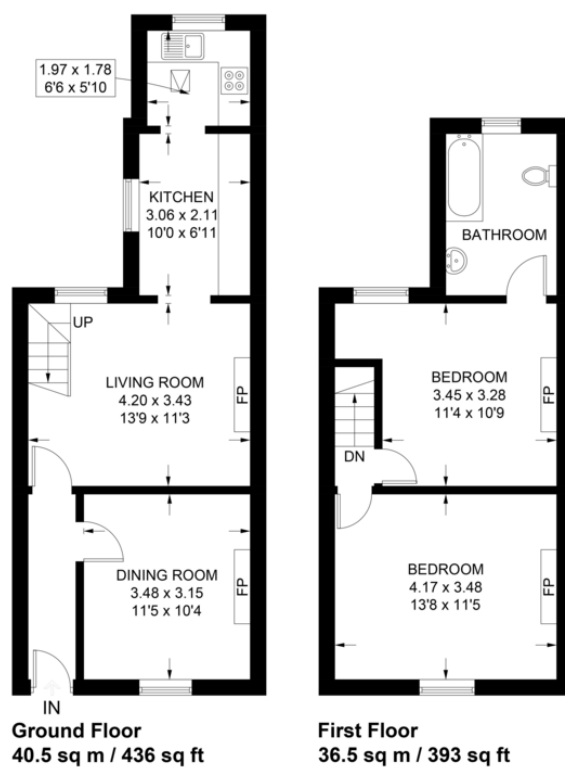


Illustration for identification purposes only,
measurements are approximate, not to scale.

DIRECTIONS

CONTACT

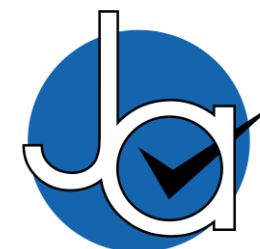
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