





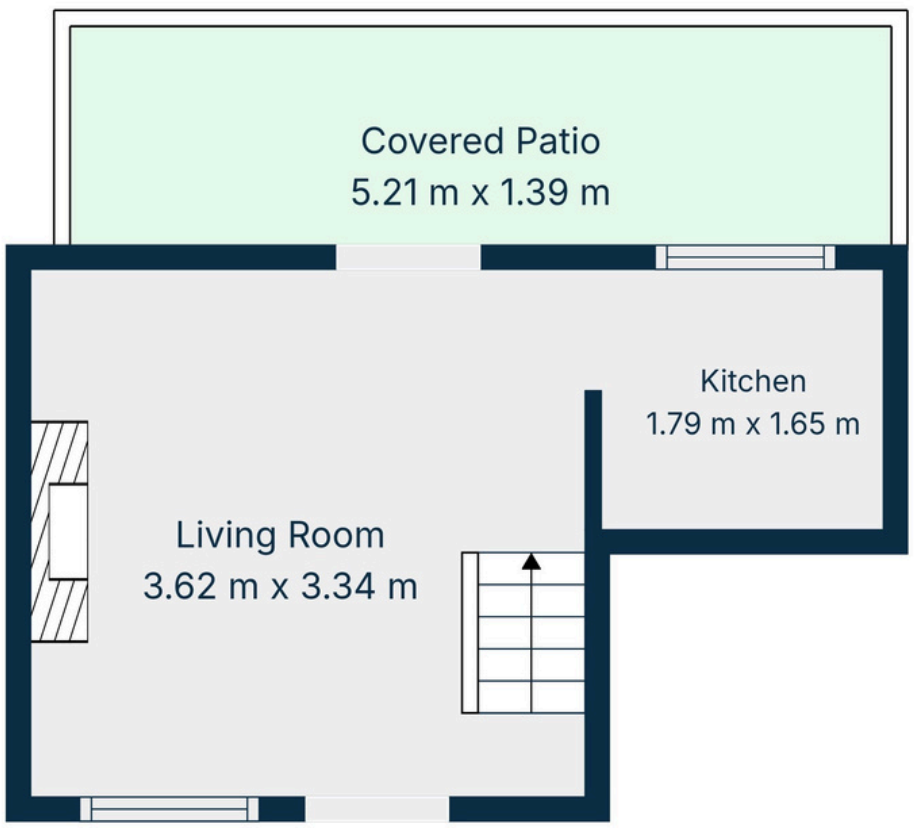
CHARLES PLACE COLCHESTER

£185,000

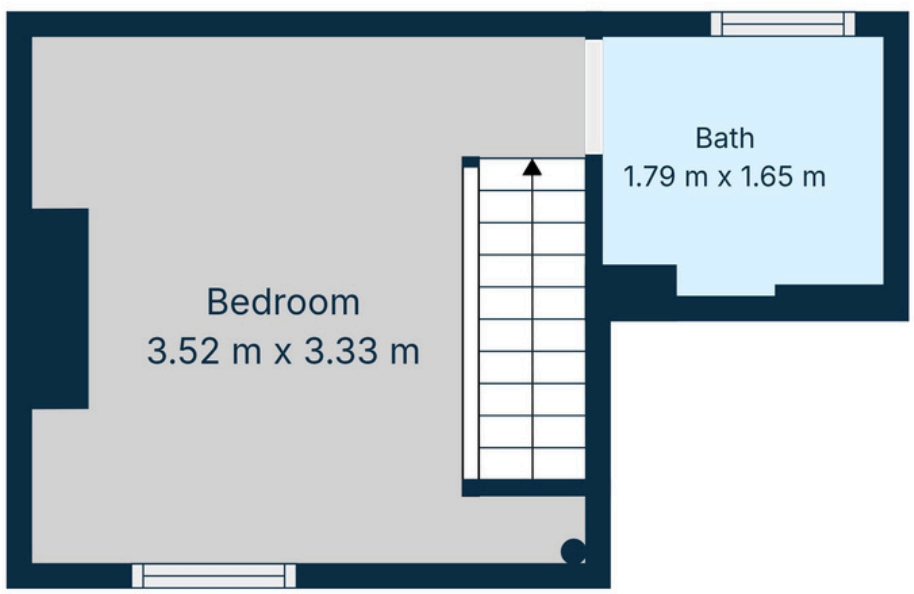
- Modern Throughout
- Spacious One Bedroom home
- Ideal First-Time buyer
- Great Location
- Freehold
- Garden
- Parking Near by
- Ready to Move Straight Into
- Walking Distance To The City
- EPC C

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Ground Floor



1st Floor

TOTAL: 30 m2
Ground floor: 15 m2, 1st floor: 15 m2
EXCLUDED AREAS: COVERED PATIO: 7 m2, WALLS: 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Why Westbrook Property Group Loves This Home

We love this home because it offers charm and character, making it a lovely choice for first-time buyers looking to take their first step onto the property ladder.
This appealing one-bedroom home provides a welcoming space to make your own, whether you're buying independently or starting a new chapter together.
Offered with no onward chain, it also means one less complication when planning your move.
A charming home and an exciting first purchase.

Property Measurements

Ground Floor

Living Room 11'11" x 10'11" (3.62m x 3.34m) – a welcoming reception room with access to the adjoining kitchen and stairs leading to the first floor.
Kitchen 5'10" x 5'5" (1.79m x 1.65m) – a compact kitchen conveniently positioned alongside the living room.

First Floor

Bedroom 11'7" x 10'11" (3.52m x 3.33m) – a well-proportioned double bedroom with access to the adjoining bathroom.
Bathroom 5'10" x 5'5" (1.79m x 1.65m) – positioned off the bedroom, with a window providing natural light.

External Features

Front Garden – laid to lawn, providing an attractive outdoor space with potential to enhance privacy through additional planting or suitable screening.
Covered Patio 17'1" x 4'7" (5.21m x 1.39m) – a sheltered outdoor space accessed from the ground floor, ideal for a seating area.
Total Floor Area: approximately 323 sq ft / 30 sq m, as stated on the floor plan, excluding the covered patio and walls.
All measurements are approximate.







ACCOMMODATION & FEATURES

THIS CHARMING ONE-BEDROOM HOME OFFERS ACCOMMODATION ARRANGED OVER TWO FLOORS, MAKING IT AN APPEALING CHOICE FOR FIRST-TIME BUYERS. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY EXTENDS TO APPROXIMATELY 323 SQ FT / 30 SQ M.
THE GROUND FLOOR FEATURES A WELCOMING LIVING ROOM WITH SPACE TO RELAX, STAIRS LEADING TO THE FIRST FLOOR AND ACCESS TO THE ADJOINING KITCHEN. THE COMPACT LAYOUT MAKES PRACTICAL USE OF THE AVAILABLE SPACE.
UPSTAIRS, A WELL-PROPORTIONED DOUBLE BEDROOM PROVIDES ACCESS TO THE ADJOINING BATHROOM, WHICH BENEFITS FROM A WINDOW ALLOWING NATURAL LIGHT.

EXTERNALLY

THE PROPERTY BENEFITS FROM A FRONT GARDEN LAID TO LAWN, WITH POTENTIAL TO CREATE A MORE PRIVATE OUTDOOR SPACE THROUGH ADDITIONAL PLANTING OR SUITABLE SCREENING.
A COVERED PATIO PROVIDES A SHELTERED AREA FOR OUTDOOR SEATING, OFFERING A PLEASANT SPOT TO RELAX.
WITH ITS CHARMING APPEAL, OUTDOOR SPACE AND NO ONWARD CHAIN, THIS HOME PRESENTS AN EXCELLENT OPPORTUNITY TO TAKE YOUR FIRST STEP ONTO THE PROPERTY LADDER.

Location

Situated within the Hythe area of Colchester, the property offers a convenient setting for enjoying the city and surrounding area.
Colchester city centre offers a wide selection of high-street retailers and independent shops, providing plenty of choice for shopping and everyday essentials.
Hythe railway station provides rail connections towards Colchester and London Liverpool Street, making the area an appealing option for commuters.
The city's historic Castle Park offers attractive gardens and green spaces to enjoy, alongside Colchester's well-known castle and cultural attractions.
Road connections through Colchester provide access to the A12 for journeys towards Chelmsford, London and the wider Essex area.

Key Highlights

- Charming one-bedroom home
- Offered with no onward chain
- Ideal first-time purchase
- Accommodation arranged over two floors
- Welcoming living room with adjoining kitchen
- Double bedroom with adjoining bathroom
- Front garden laid to lawn, with potential to enhance privacy
- Covered patio providing sheltered outdoor seating space
- Situated within the Hythe area of Colchester
- Access to rail connections and Colchester city centre amenities







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