



**Brook Street, Colchester, CO1 2UT**



**welcome to**

**Brook Street, Colchester**

Offering an ideal opportunity for a FIRST TIME PURCHASER, this one bedroom terraced cottage is situated on the east side of Colchester, within walking distance of the city centre, Colchester town train station, Castle Park and Aldi supermarket. It also offers good access to the A12.



**Early viewing is advised of this well presented starter home offering good access to amenities and transport links.**

**Upon entering the property there is a lounge which leads through to a modern kitchen with stairs to the first floor and external door to the rear garden.**

**The first floor offers a double bedroom and modern bathroom.**

**Externally there is an enclosed, larger and average rear garden with sunshine from around 11am perfect for summer evenings for entertaining.**

**There is also on street parking available.**

**Entrance Door To:**

#### **Lounge**

Double glazed window to front, fireplace, carpet, radiator, doorway to:

#### **Kitchen**

Base level units, work surfaces inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob, space for appliances, stairs to first floor, laminate wood flooring, double glazed window and door to rear, ceiling spotlights.

#### **First Floor Accommodation**

#### **Bedroom**

Double glazed window to front, radiator.

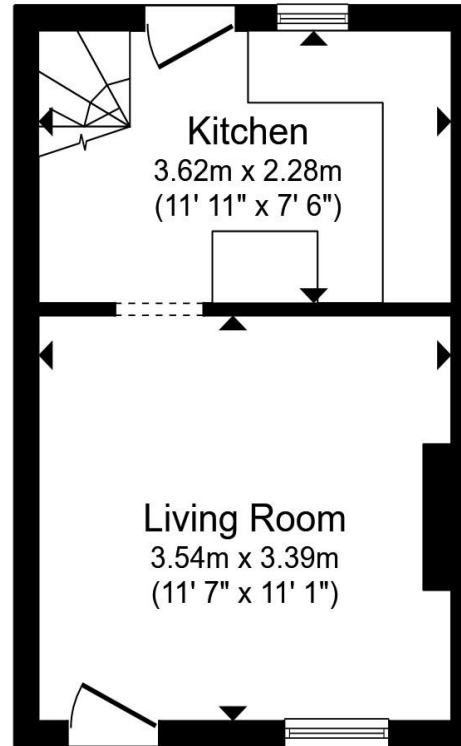
#### **Bathroom**

Modern white three piece suite comprising panel enclosed bath with shower over and screen, low level w.c. and wash hand basin set into vanity unit with cupboard under, wall mounted cabinet with mirror, laminate wood flooring, ceiling spotlights, radiator, built-in airing cupboard, ceiling spotlights, obscure double glazed window to rear.

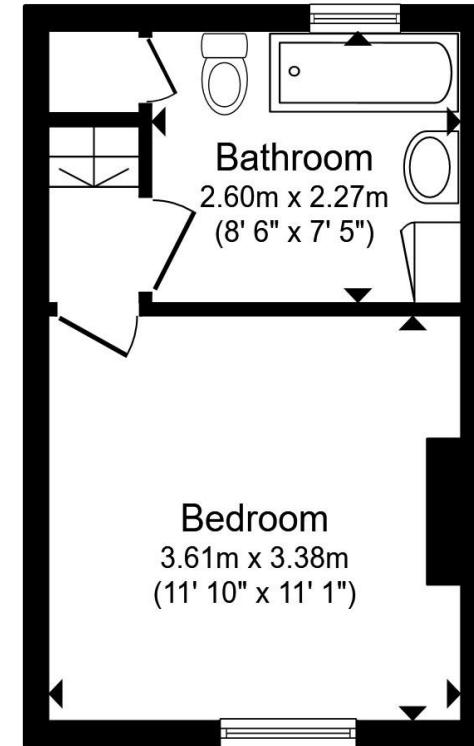
#### **Outside**

The property benefits from a larger than average rear garden which is enclosed by panel fencing.

There is on street parking available.



**Ground Floor**



**First Floor**

Total floor area 41.5 m<sup>2</sup> (447 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/CCS121390](http://williamhbrown.co.uk/Property/CCS121390)



welcome to

## Brook Street, Colchester

- IDEAL FIRST TIME PURCHASE!
- Well Presented Terrace
- Lounge & Kitchen
- Double Bedroom
- Modern First Floor Bathroom
- Good Size Enclosed Garden
- Walk To City Centre, Supermarket & Train Station

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

**£160,000**



## directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS121390](http://williamhbrown.co.uk/Property/CCS121390)



Property Ref:  
CCS121390 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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)