



Military Road | Colchester | CO1 2AP

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

Positioned within easy reach of Colchester's historic city centre and mainline station, this Grade II listed semi-detached home offers three/four bedrooms arranged across a character-filled interior. Combining period charm with practical living space, the property features versatile space, including two reception rooms, a conservatory and a cellar/games room. A driveway provides off-road parking, while a generous rear garden completes this rarely available home.

STEP INSIDE

An inviting entrance hallway sets the tone, showcasing original features and leading through to the principal living accommodation, as well as down to the cellar, currently arranged as a games room with lighting, heating, and useful storage.

The lounge is a beautifully proportioned front-facing room centred around a feature fireplace, with a bay window allowing natural light to pour in and highlight the original oak floorboards. Sliding French doors open through to the second reception room, which offers flexibility as either a sitting room or an additional bedroom. This space also retains a character fireplace and flows seamlessly into the conservatory/dining room, where garden views and French doors create a bright and relaxed setting for dining.

The kitchen is both practical and full of charm, fitted with wooden work surfaces, a Butler sink, and space for a range cooker. French doors open directly onto the garden, enhancing the connection between indoor and outdoor living. A lobby/utility area sits just beyond, providing space for appliances and access to the ground floor cloakroom.

Upstairs, the first-floor landing leads to three well-appointed bedrooms and the family bathroom. The principal bedroom benefits from built-in wardrobes and its own en suite shower room. Bedroom two is a comfortable double overlooking the garden, while bedroom three provides a further bedroom option or study space with fitted shelving. The family bathroom is fitted with a traditional-style bath and completes the first-floor accommodation.



STEP OUTSIDE

STEP OUTSIDE

To the front, the property enjoys a quaint and welcoming setting behind a low brick wall, with mature planting adding colour and privacy. A gravel driveway provides off-road parking, with gated side access leading to the rear garden.

The rear garden is a particularly attractive feature, offering generous space for outdoor enjoyment. A large patio area sits directly behind the house, ideal for dining or entertaining, while the remainder is laid to lawn with shingle borders, mature shrubs, and flower beds. Two sheds are positioned at the far end, and the garden is enclosed to create a private and established outdoor setting.

LOCATION

The property enjoys a central yet tucked-away position within walking distance of Colchester's city centre and mainline station, offering direct services to London Liverpool Street, making it highly convenient for commuters.

Colchester itself is Britain's oldest recorded town, rich in history and culture, with a wide selection of restaurants, independent shops, high street retailers, and leisure facilities. Nearby amenities include supermarkets, cafés, parks, and the popular Castle Park, all within easy reach.

The area is well regarded for its range of schooling options. Primary schools include St George's New Town Junior School and Hamilton Primary School, while secondary education is provided by Colchester County High School for Girls, The Gilbert School, and Colchester Royal Grammar School.

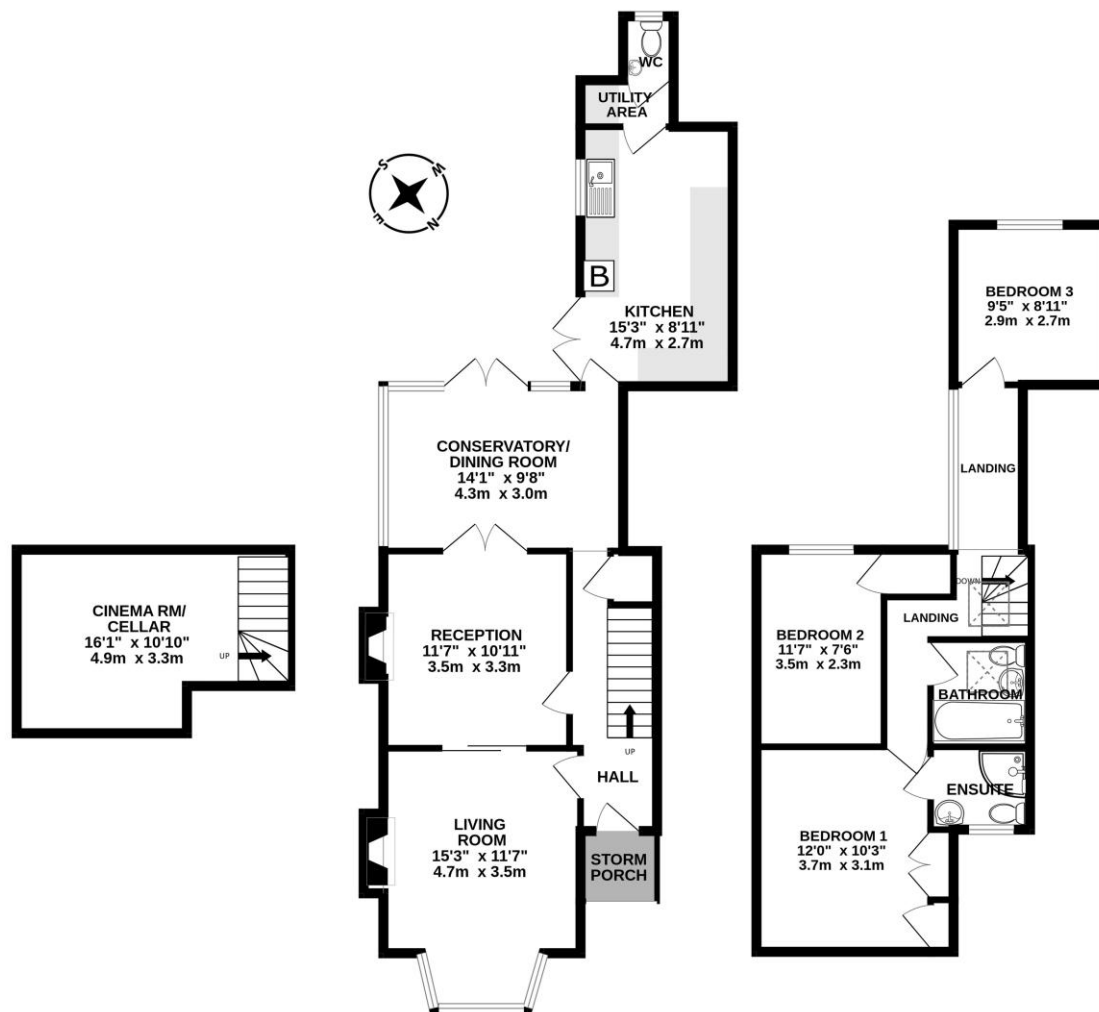
There are also excellent private education options nearby, including Colchester High School and Oxford House School, both offering independent education for various age groups.

This central location, combined with the home's character and versatile accommodation, makes it a distinctive opportunity within the Colchester market.

CELLAR
157 sq.ft. (14.6 sq.m.) approx.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

RICHARD SEELEY
SALES MANAGER

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