



- Victorian Terraced Home
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- West Facing Garden
- Highly Sought After Road Adjacent To Castle Park
- Walking Distance To Colchester Town Centre

## 54 Roman Road, Colchester, Essex. CO1 1UP.

Set on one of the Town's most desirable roads 'Roman Road', is this stunning and well presented three bedroom Victorian terraced home, positioned within minutes of Colchester's Town Centre, The Historic Castle Park and Town Centre Train Station. This home features two well proportioned reception rooms, a fitted kitchen, ground floor cloakroom and a further room which could be utilised as a utility room or an office. With the properties first floor accommodation comprising of three bedrooms and a first floor bathroom. There is also the added benefit of a sizeable West facing rear garden, with a raised lawn area. Charming throughout, we advise internal inspections to appreciate all this beautiful home has to offer.





# Property Details.

## Ground Floor

### Living Room



14' 5" x 14' 2" (4.39m x 4.32m) With window to front, column style radiator, feature fireplace, stairs to first floor, door to;

### Dining Room



14' 5" x 10' 0" (4.39m x 3.05m) With door to rear, column style radiator, feature fireplace, understairs storage cupboard, open to;

### Kitchen



9' 0" x 7' 8" (2.74m x 2.34m) With window to side, a range of fitted units with drawers and worktops over, inset sink and drainer, space for appliances, open to;

### Lobby

With window to side, doors to;

### WC

With low level WC.

### Utility Area

7' 2" x 6' 7" (2.18m x 2.01m) With window to rear.

## First Floor

### Landing

With doors to;

### Bedroom One



14' 5" x 11' 4" (4.39m x 3.45m) With window to front, column style radiator, built in wardrobes.

# Property Details.

## Bedroom Two



11' 7" x 10' 0" (3.53m x 3.05m) With window to rear, column style radiator, storage cupboard.

## Bedroom Three



9' 8" x 7' 3" (2.95m x 2.21m) With window to rear, column style radiator.

## Bathroom



With window to side, panelled bath with shower over, part tiled walls, wash hand basin, close coupled WC.

## Garden



To the rear of the property there is an attractive garden featuring a paved patio area with steps leading up to the remainder of the garden.

