michaels property consultants

£350,000



- 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.



Call to view 01206 576999



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.

Property Details.

Floorplans



Whits every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, workdow, romes and any offent frees are approximate and ne separativity in taken for any ensure consistent on elementers. They plan it for illustrative properse only and include to use an acce they any prospective perchaser. The services, systems and appliances shown have not been tested and no parateria.

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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