



22 Londinium Road, Colchester, Colchester, Essex. CO2 7NT.

Nestled on a modern development within close proximity to Colchester's City centre and abbey fields, lies this well established three bedroom end of terrace family home. The open-plan layout creates a sense of spaciousness, allowing for seamless interaction between the different living areas. Exposed brickwork throughout the house adds character and charm, providing a blend of contemporary design and rustic aesthetics. The high ceilings further enhance the feeling of openness, filling the space with abundant natural light and an airy ambiance.

- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Striking Distance Of Abbey Fields
- A Unique And Character Filled Home With Exposed Brickwork & High Ceilings
- Underfloor Heating
- Large Original Sash Windows
- Exceptionally Presented Throughout
- Three Well Appointed Bedrooms & En Suite To Master
- Ground & First Floor Bathrooms
- Mezzanine Floor, Utilised As A Snug Area
- Allocated Parking Space With Visitors Parking



Property Details.

Ground Floor

Hallway

Under floor heating, double storage cupboard,, Amtico wood effect flooring, stairs leading to first floor

Bedroom Three



12' 3" x 10' 6" (3.73m x 3.20m) UPVC window to front aspect, under floor heating.

Bathroom



8' 4" x 6' 7" (2.54m x 2.01m) Low level WC, hand wash basin, bath with shower over, heated towel rail, under floor heating

Bedroom One



15' 2" x 13' 2" (4.62m x 4.01m) UPVC window to rear aspect, underfloor heating, door leading to:

En Suite

6' 5" x 4' 8" (1.96m x 1.42m) Low level W.C, hand wash basin, shower cubicle, heated tail rail.

First Floor

Bedroom Two



15' 7" x 12' 5" (4.75m x 3.78m) Original Sash windows to rear aspect, exposed brickwork, underfloor heating.

Property Details.

Shower Room



8' 3" x 5' 5" (2.51m x 1.65m) Shower cubicle, low level W.C, hand wash basin, heated towel rail.

Mezzanine Floor



15' 8" x 12' 2" (4.78m x 3.71m) Exposed beams and brickwork, inset seating area.

Kitchen/Dining Area/Living Area



21' 5" x 15' 7" (6.53m x 4.75m) Original sash window to front, exposed brick wall, wall and low level units with fitted surface, integrated fridge freezer, dishwasher, washing machine, four ring hob extractor fan above, one and a half sink with drainer, stairs leading to Mezzanine floor.

Outside



To the rear offers well maintained communal gardens with allocated parking to the front along with visitors parking.

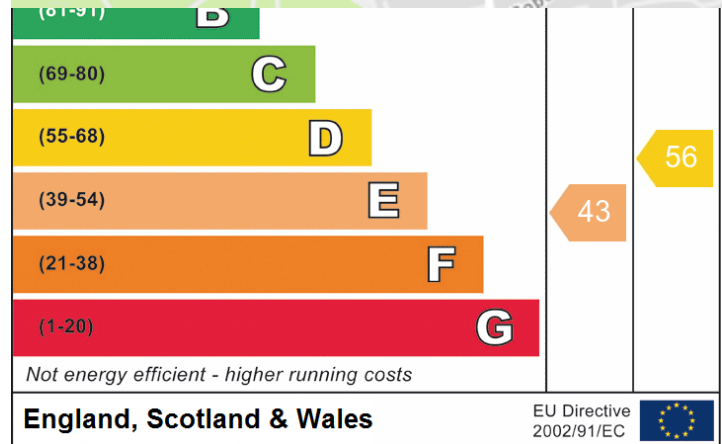
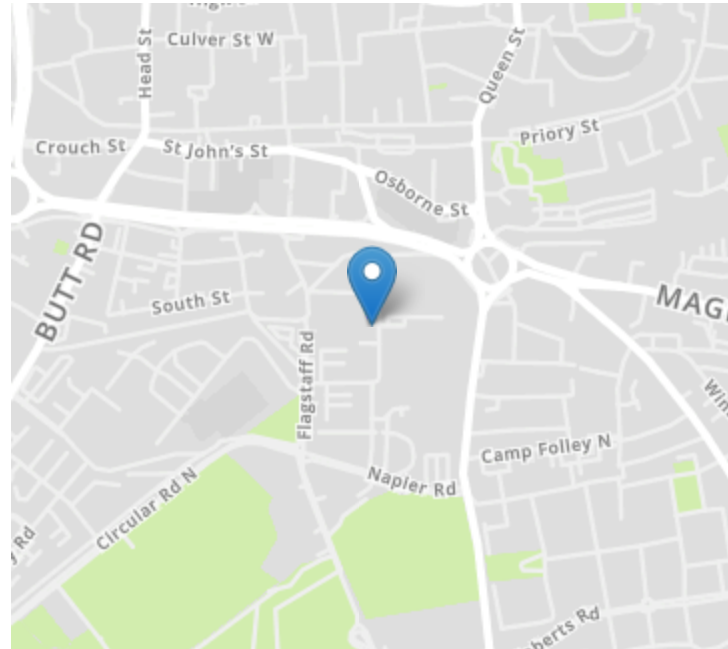
Agents Notes & Lease Information

We are advised by the owner that there is 244 years remaining on the lease with a ground rent of £295 PCM, along with a service charge of £900 PCM. We do however advise all perspective buyers to confirm this information with their chosen solicitor.

Property Details.

Floorplans

Location



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.