



- Stunning Victorian Terraced Home
- Close To An Array Of Excellent Amenities & Schooling
- Superb Location In St. Marys
- Beautifully Restored In Recent Years
- Two Reception Rooms
- Fabulous Fitted Kitchen
- Re-fitted Bathroom Suite
- West Facing Rear Garden
- Period Charm Throughout
- Early Viewings Strongly Advised

54 Rawstorn Road, St. Marys, Colchester, Essex. CO3 3JH.

Guide Price £350,000 - £375,000 An outstanding example of a handsome three bedroom terraced property, situated in the extremely sought after St. Marys district of Colchester's City centre. This stunning home offers unrestricted access to an array of excellent shops, amenities, both mainline station & city centre station, as well as a stones throw from Crouch Street - home to well established independent boutiques, stores and eateries. It is also a short walk to some of the towns finest private and comprehensive education.



Property Details.

Entrance Hall

With Victorian mosaic tiled floor, original feature arch way, Victorian style radiator, stairs to first floor and doors to:

Living Room



12' 7" x 10' 8" (3.84m x 3.25m)

Victorian style radiator, double glazed sash window to front with bespoke fitted shutters, cast iron fireplace with tiled hearth and ornamental surround, door to:

Dining Room



12' 5" x 11' 1" (3.78m x 3.38m)

Engineered oak floor, Victorian style radiator, UPVC window to rear, cast iron fireplace with tiled hearth and ornamental surround, under stairs storage cupboard, door to:

Kitchen



13' 9" x 7' 9" (4.19m x 2.36m)

Engineered oak floor, radiator, range of fitted base and eyelevel units with wooden block work surfaces, built in electric double oven and ceramic hob with extractor hood above, built in microwave oven and coffee machine, built in fridge freezer and dishwasher, inset double ceramic sink unit, double glazed window and door to side, inset spotlights and cupboard housing combi boiler

Utility/Study

10' 6" x 6' 7" (3.20m x 2.01m)

Contemporary vertical radiator, range of fitted cupboards, inset spotlights, velux skylight, double glazed window to rear

Cloak Room

Low level W/C, wall mounted hand wash basin, double glazed window to side, inset spot lights

First Floor

Landing

Inset spotlights, loft hatch, doors to:

Property Details.

Bedroom One



11' 6" x 11' 3" (3.51m x 3.43m)

Two double glazed sash windows to front, two built in wardrobes, Victorian style radiator

Bedroom Two



11' 4" x 9' 2" (3.45m x 2.79m)

Victorian style radiator, UPVC window to rear, built in wardrobe

Bedroom Three



8' 6" x 6' 2" (2.59m x 1.88m)

Victorian style radiator, UPVC window to rear

Bathroom



Tiled floor, fully tiled walls, chrome heated towel rail, low level W/C, vanity hand wash basin with storage cupboards under, panel bath with fully tiled surround and two showers overhead, inset spotlights, extractor fan, two fitted mirror cabinets

Front

The front of the property is approached by a small wall enclosed garden with a pathway leading to front door.

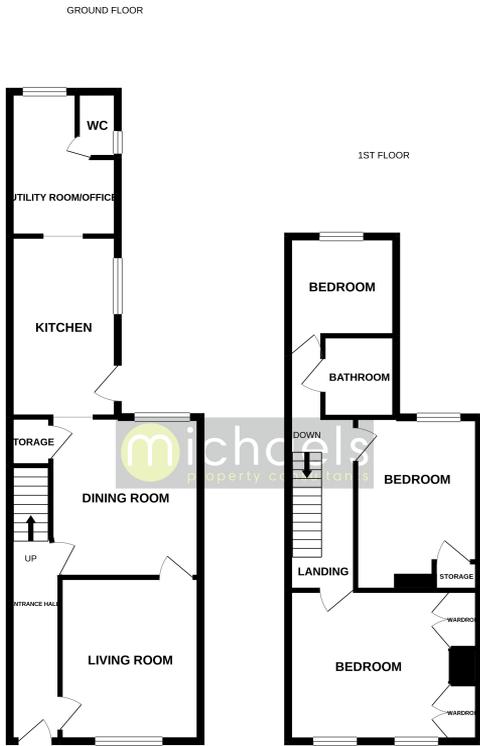
Rear



To the rear of the property there is a delightful West facing garden, of a low maintenance design. The garden itself is predominately block paved and features an array of attractive shrub borders. There is a shed to remain and a gate providing rear access.

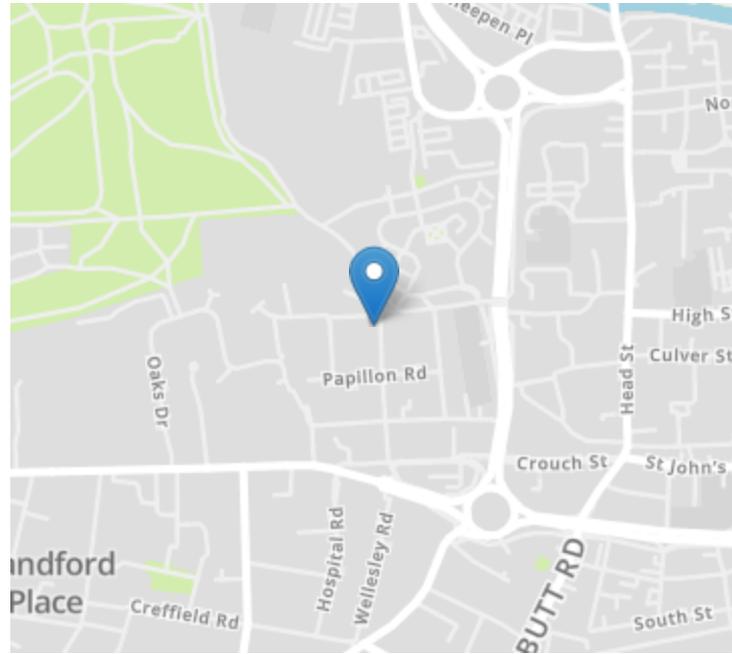
Property Details.

Floorplans

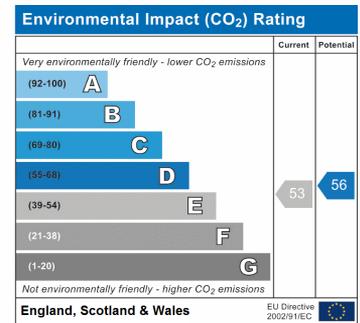
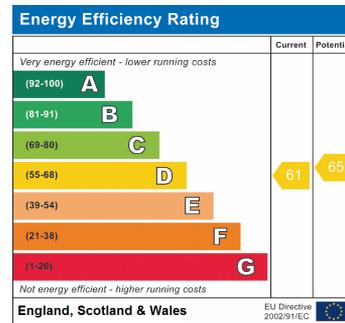


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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