




**21 Papillon Road, Colchester, Essex.  
CO3 3JG.**

An excellent two bedroom middle terrace home nestled in the highly sought-after neighbourhood of St. Marys, in the heart of Colchester's historic and vibrant city centre. This impressive property offers an excellent living experience, combining traditional design, modern amenities, and a desirable location, making it the ideal place to call home.

- Two Bedroom Middle Terrace Period Home
- Large Living Room With Fitted Shelves & Feature Fireplace
- Separate Dining Room
- Modern Fitted Kitchen With Ample Storage & Space For Appliances
- Two Large Double Bedrooms
- First Floor Family Shower Room
- Courtyard Style Garden Of A Low Maintenance Design
- Residents Parking Scheme
- Close To An Array Of Excellent Amenities & Schooling
- Favourable St. Marys Location



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# Property Details.

## Ground Floor

### Living Room



11' 9" x 11' 8" (3.58m x 3.56m) Window to front aspect, cast iron fireplace, radiator, fitted shelves, communication points, access to:

### Inner Hall

Stairs to first floor, access to:

### Dining Room



11' 9" x 11' 8" (3.58m x 3.56m) Window to rear aspect, under-stairs storage cupboard, radiator, access to:

### Kitchen



A modern fitted kitchen comprising of; a range of base and eye level high gloss units with work surfaces over, inset electric oven with four ring has hob over, extractor hood, space under counter or additional appliances, tiled splash back, inset stainless steel sink, drainer and mixer taps, inset spotlights, window to side aspect, door to side aspect (leading to rear garden)

## First Floor

### First Floor Landing

Stairs to ground floor, loft access, access to:

### Master Bedroom



11' 9" x 11' 8" (3.58m x 3.56m) Window to front aspect, inset storage cupboard, cast iron fireplace, radiator

# Property Details.

## Bedroom Two



11' 9" x 11' 8" (3.58m x 3.56m) Window to rear aspect, cast iron fireplace, radiator, door to:

## First Floor Family Shower Room



Family shower room comprising of; window to rear aspect, W.C, vanity wash hand basin, walk in double shower cubicle, tiled walls, wall mounted vertical radiator

## Outside, Garden & Parking



Outside, its owners benefit from a private and enclosed courtyard style garden. Landscaped to a low maintenance design, it features an area laid to shingle with central patio, panel fence borders and secure outdoor storage. Parking is available on road with a residents permit scheme, with visitors permits also available.

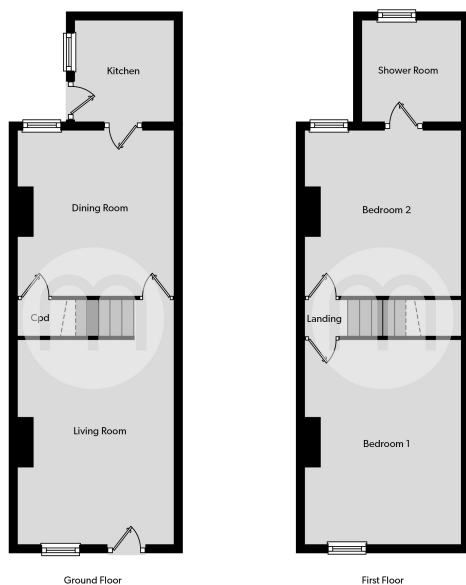
## Location

St. Marys is a prime location in the heart of Colchester's city centre. Within easy access to the city centre and home to an array of; shops, boutiques, restaurants, bars, museums and amenities. It is also within easy reach of both the mainline station and city centre station, both offering links to London Liverpool Street within the hour.

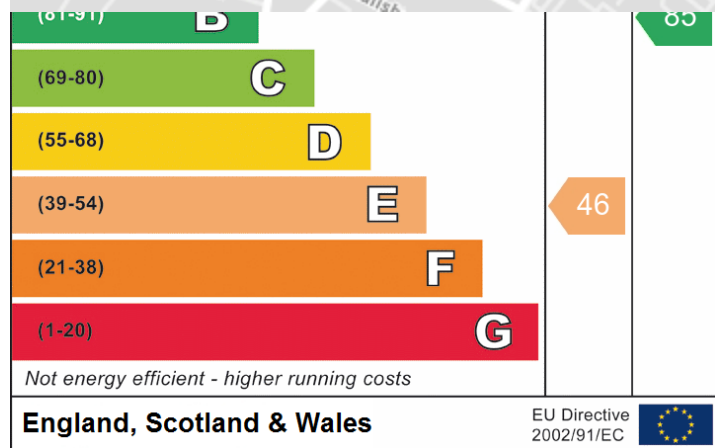
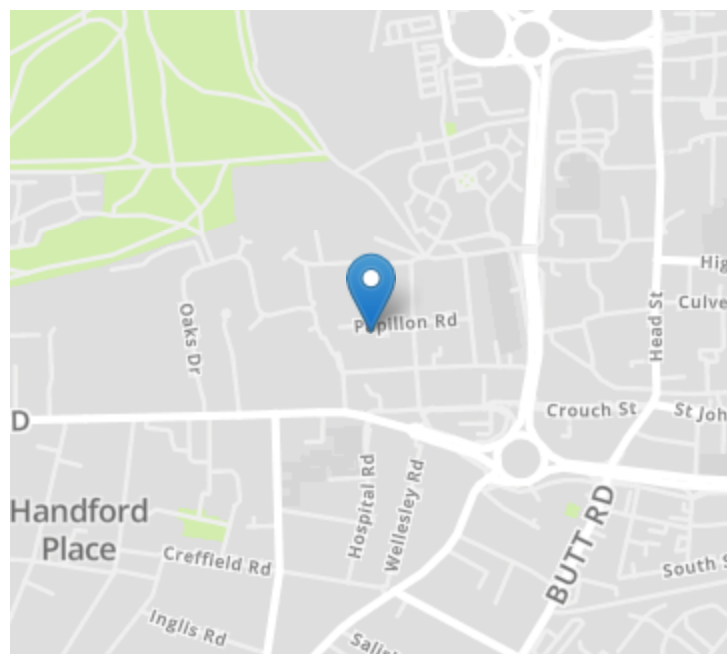
There is an array of reputable private and comprehensive educational choices near by.

# 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.