



- Beautifully Restored By Current Owners
- Filled with Charm and Character
- Three Double Bedrooms
- Ground Floor Bathroom And En-Suite Shower Room
- BOSCH Appliances To Remain In The Kitchen
- Stripped Wood Floor Boards And Feature Fireplaces With Log Burners
- Private Low Maintenance Courtyard

25 Hythe Hill, Colchester, Essex. CO1 2NB.

A truly spectacular example of a tastefully restored and character filled three double bedroom terraced period property residing within walking distance to the Colchester Town Centre with its vast array of shops and restaurants and Hythe Train Station with links to London Liverpool Street within the hour. The current owners have taken pride in restoring this period home and it now offers stunning feature fireplaces, stripped wood floorboards and is elegantly decorated throughout.



Property Details.

Ground Floor

Living Room



16' 3" x 11' 7" (4.95m x 3.53m) With UPVC door, double glazed sash window to front, radiator, stripped and polished original wood floorboards, feature fireplace with inset log burner with built in storage unit adjacent, TV point, door to;

Dining Room



14' 9" x 11' 7" (4.50m x 3.53m) With double glazed French doors to rear, stripped and polished original wood floorboards, radiator, stairs rising to first floor with two storage cupboards under, open to kitchen.

Kitchen



15' 4" x 6' 5" (4.67m x 1.96m) With double glazed door and window to side, Quarry tiled flooring, a range of matching eye level and base units with drawers and polished wooden worktops over with drainer grooves and butler sink, gas five ring hob with extractor hood over, BOSCH double oven, integrated dishwasher, washing machine and space for fridge/freezer. door to;

Bathroom



With obscure window to side, Quarry tiled floor, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower attachments.

First Floor

Landing

With loft access and doors to;

Property Details.

Bedroom One



11' 8" x 11' 8" (3.56m x 3.56m) With double glazed sash window to rear, radiator, door to;

Bedroom Three



12' 6" x 7' 07" (3.81m x 2.31m) With double glazed sash window to front, radiator.

En-Suite



Newly fitted en-suite with obscure double glazed window to rear, tiled floor, Victorian wall hung heated towel rail, close coupled WC, wash hand basin, shower cubicle with rainfall shower.

Outside

Rear Courtyard Garden



A beautifully maintained and low maintenance sun trap rear courtyard garden with space for entertaining and access to the shared underpass providing side access to the property.

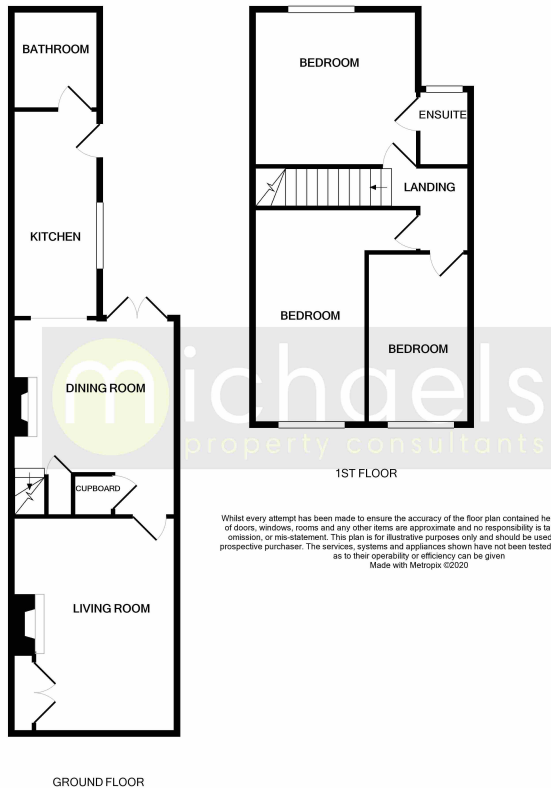
Bedroom Two



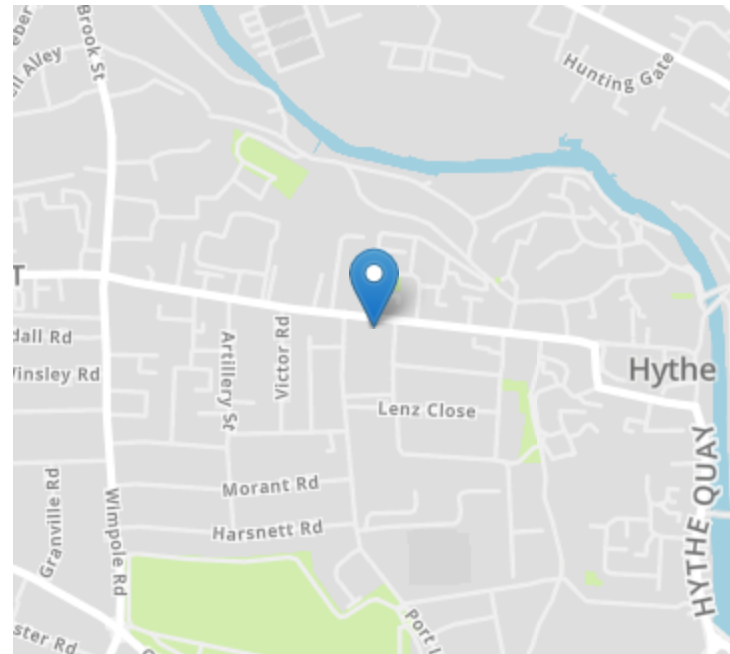
16' 4" x 12' 3" (4.98m x 3.73m) With double glazed sash window to rear, radiator.

Property Details.

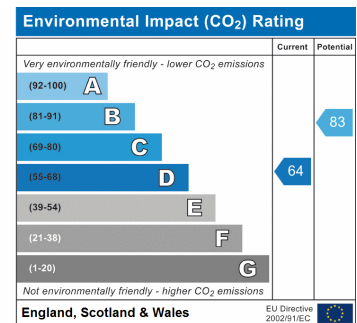
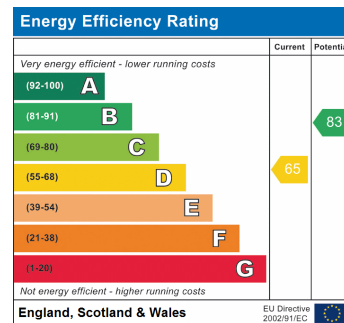
Floorplans



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.