



- Dating Back To Circa 1800's
- Open Plan Accommodation
- Two Generous Bedrooms
- Popular St Mary's Location
- Within Striking Distance Of An Array Of Amenities, City Centre & Station
- Period Cottage, Featuring Original Features Throughout
- Viewings Advised
- Courtyard Style Garden With Low Maintenance In Mind

5 Hospital Lane, Colchester, Essex. CO3 3NA.

** Guide Price £260,000 to £270,000 ** Nestled in the heart of Colchester, just a leisurely stroll away from the bustling city centre, Hospital Lane presents a delightful period cottage exuding character and warmth. Beyond its charming interior, this residence offers a well-appointed living space with versatile features.



Property Details.

Ground Floor

Living Room



11' 10" x 11' 0" (3.61m x 3.35m) Main door into living room, UPVC window to front aspect, radiators, access into:

Dining Room



11' 10" x 9' 8" (3.61m x 2.95m) Stable door leading out to garden, radiator, door into:

Kitchen



14' 0" x 7' 0" (4.27m x 2.13m) Range of base and eye level units, cupboards and work surfaces, space for appliances, butler sink, induction hob with electric fan assisted oven, under stairs storage cupboard.

Bedroom One



11' 8" x 10' 11" (3.56m x 3.33m) UPVC window to front aspect, radiator.

Property Details.

Bedroom Two



9' 5" x 9' 0" (2.87m x 2.74m) UPVC window to rear aspect, built in wardrobe.

Bathroom



Panelled bath with shower over, low level W.C, radiator, vanity wash basin.

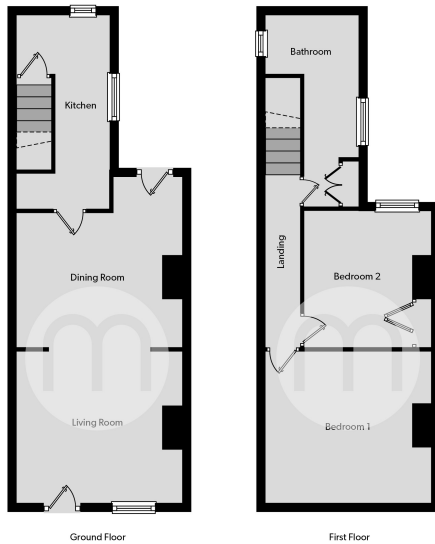
Outside



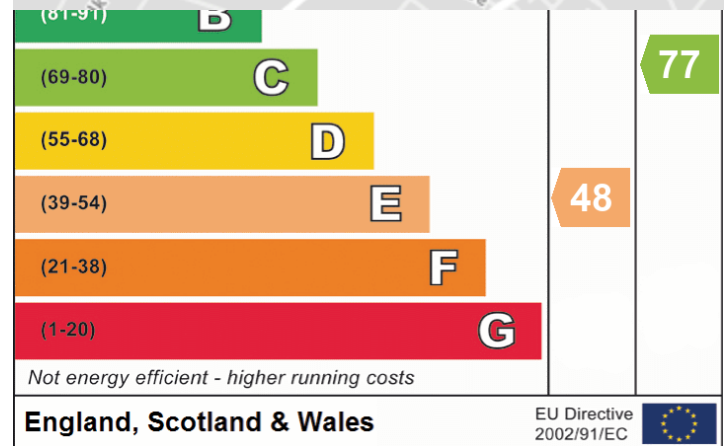
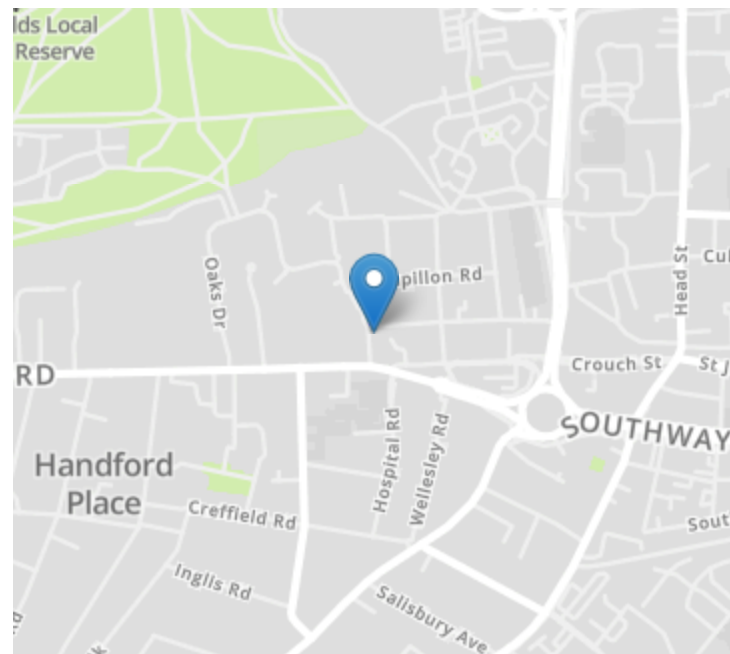
To the rear of the property there is a courtyard style garden which is wall enclosed and has a gate leading to the side of the property. Permit on street residential parking.

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.