



- Tastefully Presented Four/Five Bedroom Town House
- Popular St. Marys District Of Colchester's Historic Town Centre
- Offering Versatile Accommodation Across Three Floors
- Three Bathrooms And Downstairs Cloakroom
- First Floor Living Room With Juliet Balcony & Dual Aspect Windows
- Modern Fitted Kitchen With Rangemaster Cooker & Bi-Folding Doors
- Generous Bedroom & Living Space Throughout
- Benefiting From A Carport, Off Road Parking & Garage
- Enclosed Private Rear Garden

## 109 St Marys Fields, Colchester, Essex. CO3 3DD.

\*Guide Price £450,000 - £475,000\* Conveniently located in the ever popular 'St Mary's' in Colchester is this substantial four/five bedroom town house positioned within a stones throw from the 'hustle and bustle' of Colchester's Town Centre with its vast variety of local shops and restaurants. The property is also within walking distance to mainline stations with links to London Liverpool Street and within striking distance of the highly sought after Lexden school catchments.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, understairs storage cupboard, large storage cupboard, doors to;

### Downstairs Cloakroom

With obscure window to front, heated towel rail, close coupled WC, wash hand basin.

### Inner Hallway

With spotlights, wood effect flooring, open to;

### Kitchen/Diner



14' 7" x 14' 1" (4.45m x 4.29m) With double glazed bi-folding, doors to rear, radiator, a fitted kitchen consisting of matching eye level and base units with drawers and granite worksurfaces over, gas rangemaster cooker, inset one and a half sink and drainer, integrated dishwasher and washing machine.

## First Floor

### Landing

With storage cupboard, stairs to second floor, doors to;

## Living/Dining Room



25' 6" x 14' 7" (7.77m x 4.45m) With two double glazed windows to rear and one to front aspect, French doors to Juliet balcony, radiator, wood flooring, TV point

### Bedroom Two



16' 1" x 12' 8" (4.90m x 3.86m) With double glazed window to front and rear, two radiators.

### Shower Room



With obscure window to rear, heated towel rail, close coupled WC, shower cubicle.

# Property Details.

## Second Floor

### Second Floor Landing

With airing cupboard and doors to;

### Master Bedroom



16' 11" x 12' 8" (5.16m x 3.86m) With double glazed window to front and rear with shutters, radiator, built in wardrobes, door to en-suite bathroom

### En-Suite



With Velux window, heated towel rail, close coupled WC, wash hand basin, panelled bath, part tiled walls.

### Bedroom Three

12' 5" x 8' 0" (3.78m x 2.44m) With double glazed window to front, radiator

### Bedroom Four

2' 0" x 8' 8" (3.66m x 2.64m) With double glazed window to rear, radiator.

## Family Bathroom



With obscure double glazed window to rear, heated towel rail, close coupled WC, wash hand basin, bath with shower over.

## Outside, Garage, Garden & Parking

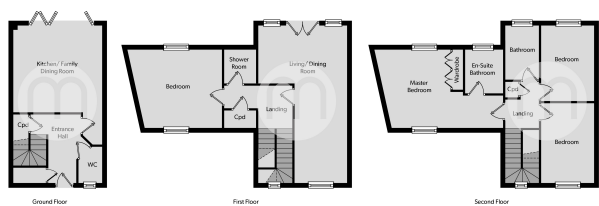


The rear garden has been landscaped and now offers a low maintenance lifestyle and is a sun trap in the summer months. Enclosed, it houses a large patio area, ideal for outdoor dining and seating furniture. The remainder is predominantly laid to lawn, with an array of mature shrubs and plants throughout. There is gated rear access which leads to the off road parking under a private car port for two vehicles and the added benefit of a single garage.

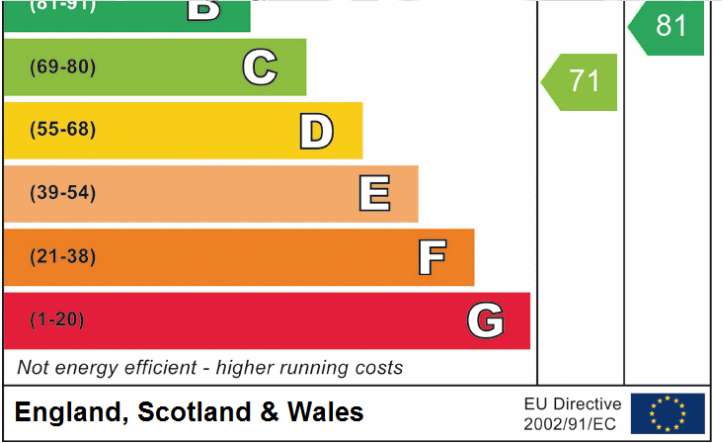
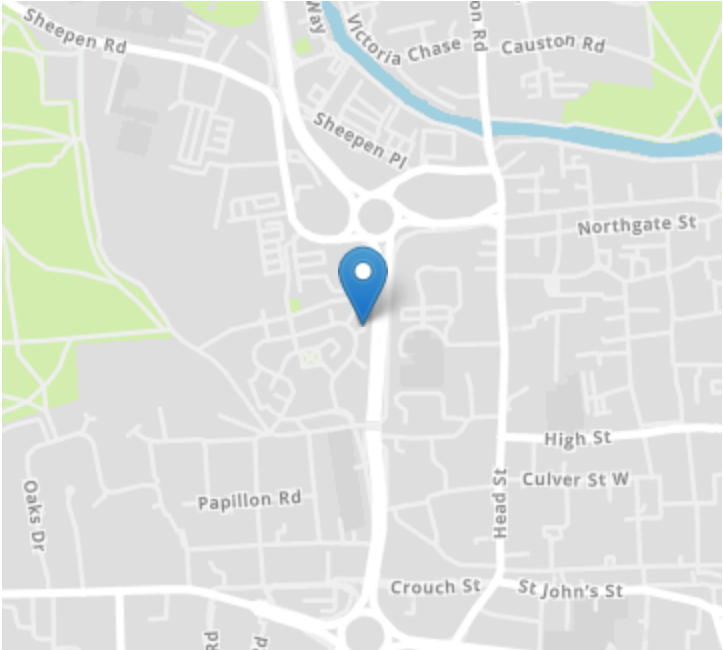


# Property Details.

## 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.