



- Residing In The Heart Of Colchester's Historic City Centre
- A Handsome & Exceptional Three Double Bedroom Terraced Home
- En-Suite & Family Bathroom
- Open Plan Living-Dining Room
- Contemporary Kitchen With High Range Integral Appliances
- Downstairs W.C & Built In Storage
- Low Maintenance Courtyard Garden & Well Manicured Communal Gardens
- Allocated Parking For Two Vehicles

15 Brigadier House, Colchester, Essex. CO2 7LD.

Guide Price £425,000 - £450,000 Residing in the heart of Colchester's historic city centre, sits this handsome and exceptional three bedroom terraced home. Showcasing an abundance of period features and charm, as well as offering a wealth of both reception and bedroom space throughout. 'Brigadier House' is believed to date back to circa 1904, a stunning local landmark building which has been restored throughout its carefully reimagined, tasteful renovation. Imbedded with military history, it's original use was a former mess for Colchester's Garrison. This home still retains it's imposing Edwardian frontage, proves to be a real turn key home and can only be appreciated in its entirety via closer inspection/viewing.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, oak floor, oak stairs rising to first floor with glass balustrades and rail, inset spotlights, wall panelling and dado rail,. access to:

Reception/Dining Area



20' 8" x 20' 6" (6.30m x 6.25m) Restored sash windows to front aspect with bespoke shutters fitted, glazed double doors to rear courtyard, oak floor, variety of communication points throughout, under floor heating

Kitchen



14' 3" x 12' 6" (4.34m x 3.81m) Restored sash windows to side and rear aspect, inset ceramic sink, drainer and with taps over, inset NEFF induction hob with extractor hood over and stainless steel splash back, inset double NEFF electric fan assisted oven and grills, space under counter for washing machine, a range of modern fitted high gloss base and eye level units with work surfaces over, large pantry cupboard, inset spotlights, underfloor heating

Downstairs Cloakrom

W.C, wash hand basin, underfloor heating

First Floor

First Floor Landing

Stairs to ground floor, restored sash windows to rear aspect, underfloor heating, doors to:

Principal Bedroom



16' 11" x 13' 8" (5.16m x 4.17m) Restored sash windows to front aspect with bespoke shutters, fitted wardrobes, inset spotlights, underfloor heating, access to:

En-Suite Shower Room



Low level W.C ,shower cubicle, wash hand basin, extractor fan, wall mounted chrome heated towel rail.

Property Details.

Bedroom Two



16' 2" x 10' 4" (4.93m x 3.15m) Restored sash window to front aspect with bespoke shutters, built in wardrobes, loft hatch above, inset spot lights., under floor heating

Bedroom Three



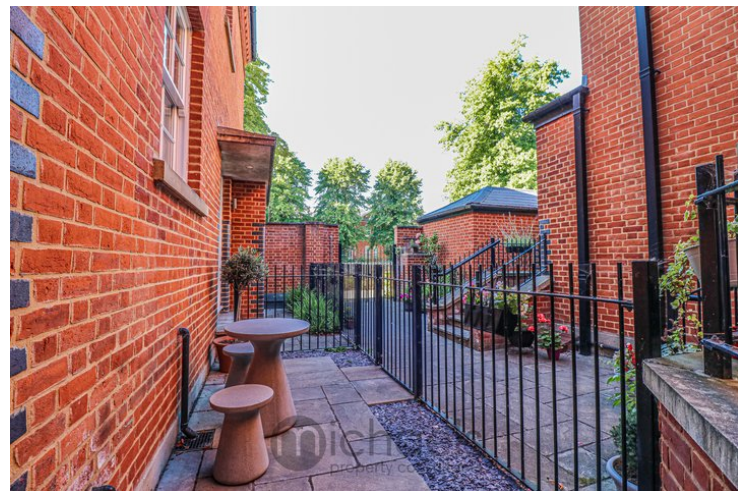
9' 6" x 7' 6" (2.90m x 2.29m) Restored sash windows to rear aspect, inset spot lights, wall panelling and dado rail, underfloor heating

Family Bathroom



Family bathroom suite comprising of; W.C, wash hand basin, half tiled walls, panelled bath with shower attachment over, wall mounted chrome heated towel rail, inset spotlights

Outside, Garden, Communal Gardens & Parking



Outside, a low maintenance private courtyard garden can be found, perfect for busy lifestyles and is enclosed by a handsome cast iron rail. Well manicured communal gardens are also available for the exclusive use of residents and off road parking is offered in the form of two allocated parking spaces.

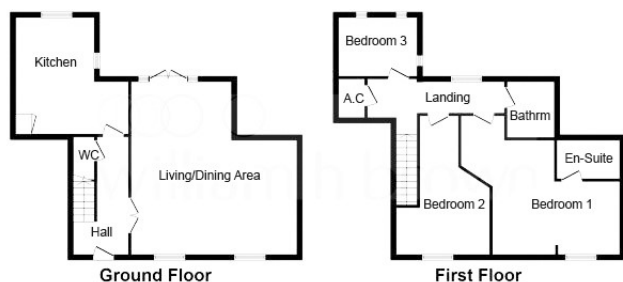
Leasehold Information

We have been informed by our sellers that this property is offered on a leasehold basis, with a long healthy lease of circa 240 (or above) years remaining. The ground rent and maintenance charge combined is a reasonable £1800 per annum. This contributes to the continuous upkeep of the communal gardens, parking, services and ensures the aesthetics of the immediate area remain to the highest of standards.

We do strongly advise that all parties confirm the above leasehold information with their respective solicitors, at an early stage of their conveyance and therefore preventing any discrepancy. The above information has been provided by our vendors in good faith.

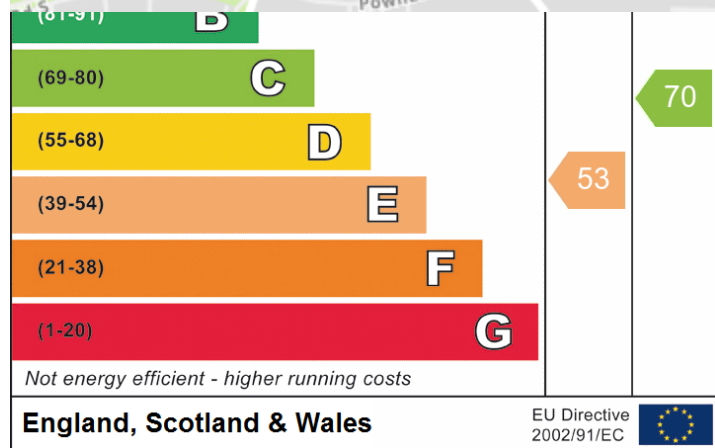
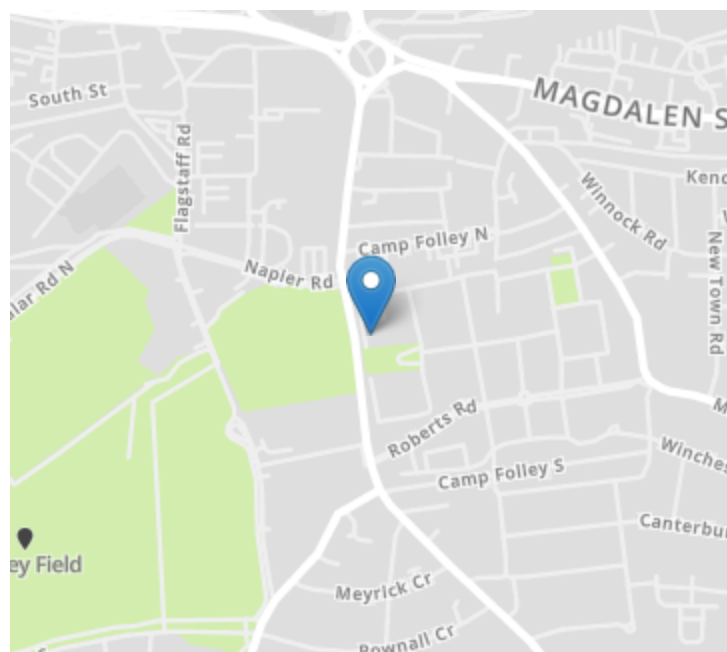
Property Details.

Floorplans



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.