



- Offered With No Onward Chain
- Beautiful Example Of A Victorian Terrace Property
- Two Reception Rooms
- Fitted Kitchen With Stable Door To Garden
- Ground Floor Bathroom
- Three Sizeable First Floor Bedrooms
- Private Rear Garden
- On Road Residents Parking
- Popular St Marys Location

## 7 Papillon Road, Colchester, Essex. CO3 3JJ.

Located in the heart of St Marys within walking distance to the town centre, mainline stations to London Liverpool Street and within striking distance of the highly sought after Lexden school catchments is this charming single bay fronted Victorian terraced home. Internally the property comprises of a welcoming entrance hall, living room with open fire place, separate dining room, kitchen and ground bathroom with adjacent WC. The first floor benefits from three very sizeable bedrooms. Externally there is a generous and private rear garden and on road residents only parking.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, stairs to first floor, exposed floor boards, radiator.

### Living Room



18' 4" x 14' 3" (5.59m x 4.34m) UPVC bay window to front, open fire place, exposed floor boards, radiator.

### Dining Room



14' 2" x 12' 0" (4.32m x 3.66m) UPVC window to rear, cast iron open fire place, exposed floor boards, radiator.

## Kitchen



9' 9" x 8' 9" (2.97m x 2.67m) UPVC window to side and stable door to garden, range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, electric oven, inset electric four ring hob with extractor hood over, plumbing for washing machine and dishwasher , wall mounted combi boiler.

## Bathroom



UPVC window to rear, pedestal wash hand basin, panel bath with mixer taps and electric shower over, fully tiled walls, radiator, door to:

# Property Details.

## Cloakroom



UPVC window to side, low level WC, fully tiled walls.

## First Floor

### Landing

Loft access, airing cupboard.

### Bedroom One



14' 9" x 12' 1" (4.50m x 3.68m) UPVC window to front, radiator.

### Bedroom Two



11' 5" x 9' 11" (3.48m x 3.02m) UPVC window to rear, radiator.

### Bedroom Three



10' 8" x 8' 5" (3.25m x 2.57m) UPVC window to rear, radiator.

### Rear Garden

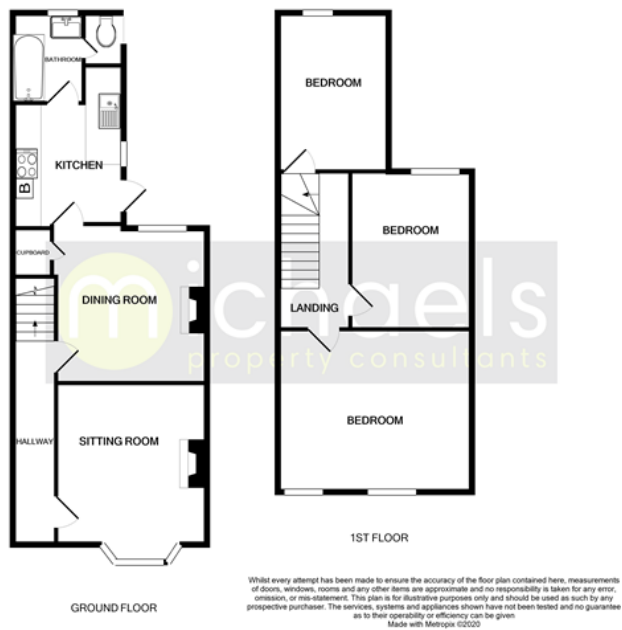


Generous patio area with the remainder laid to lawn, tree, shrub and flower border, purpose built shed to remain, newly erected panel fencing and gate to rear access.

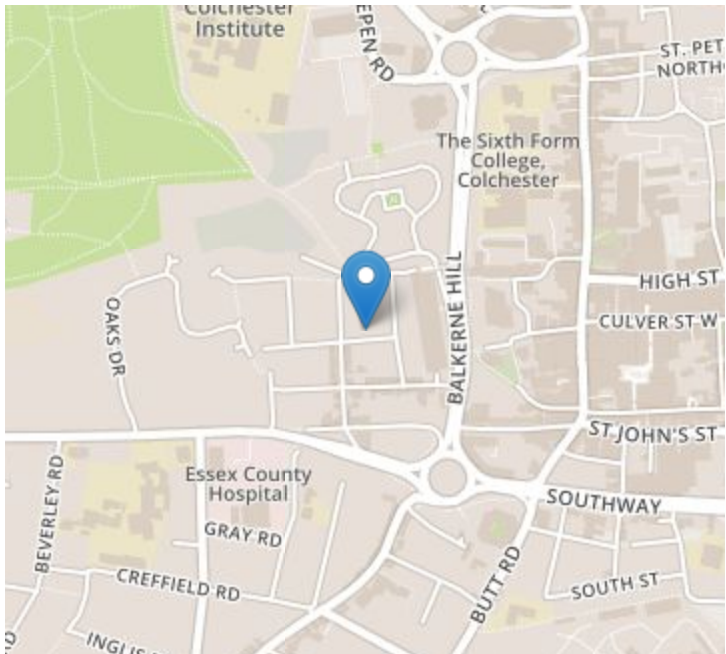


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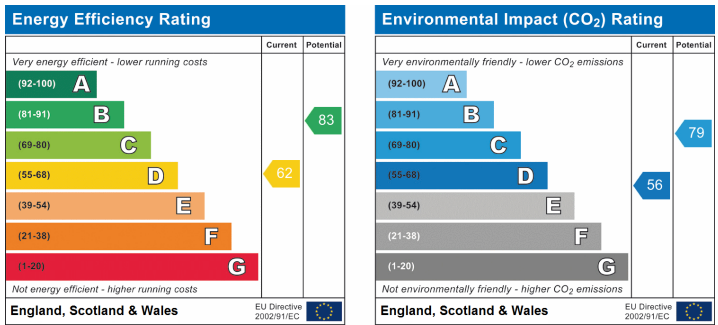
## Floorplans



## 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.