



- A Beautiful Grade II Listed Home
- Four Generous Double Bedrooms
- Plenty Of Charm And Character Throughout
- Exposed Beams And Timbers
- Modern Kitchen And Bathrooms
- Highly Sought After Dutch Quarter Area In The Town Centre
- No Onward Chain

### 36 Corner House, West Stockwell Street, Colchester, Essex. CO1 1HS.

'Corner House' - a charming and character filled four double bedroom grade II listed town house, situated in the heart of Colchester with excellent access to the wide variety of high class restaurants, shops and Colchester train station with links to London Liverpool Street. With accommodation spread over three floors the property approaches 1500 square feet of living space and boasts a handful of stunning original exposed beams and brickwork.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, stairs to first floor, under stairs storage cupboard, exposed brickwork.

### Living Room



16' 3" x 12' 5" (4.95m x 3.78m) Windows to front and rear, door to courtyard garden, exposed beams, radiator.

### Kitchen



29' 6" x 17' 7" (8.99m x 5.36m) Window to side, range of base and eye level units with work surface over, inset sink unit with mixer tap and drainer, tiled splash backs, integrated electric oven, gas hob with extractor over, space for fridge freezer, exposed beams.

### Utility Room

8' 11" x 5' 9" (2.72m x 1.75m) Window to side, plumbing for washing machine.

## First Floor

### Landing

Stairs to second floor.

## Bedroom One



17' 3" x 12' 9" (5.26m x 3.89m) Windows to front and rear, radiator, exposed beams.

## EnSuite



Low level WC, Vanity wash hand basin with storage under, shower cubicle.

## Bedroom Two



11' 2" x 10' 9" (3.40m x 3.28m) Window to side, radiator, exposed beams.

# Property Details.

## Bathroom



Window to front, low level WC, vanity wash hand basin with storage under, free standing bath with mixer tap, heated towel rail, part tiled walls.

## Bedroom Four



11' 10" x 10' 11" (3.61m x 3.33m) Window to rear, wash hand basin, radiator, exposed beams.

## Second Floor

### Second Floor Landing

Stairs to first floor, velux window.

### Bedroom Three



11' 8" x 11' 1" (3.56m x 3.38m) Velux window, eaves Storage, radiator, exposed beams.

### EnSuite Cloak Room

Low level WC, pedestal wash hand basin.

## Outside

### Court Yard Garden.



Laid with paving slabs.

# Property Details.

## Floorplans



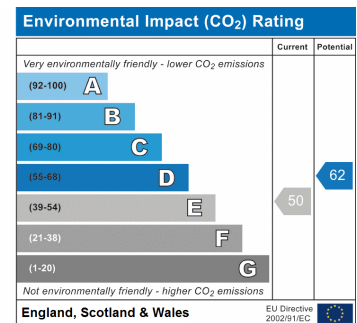
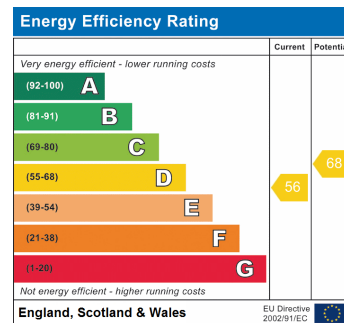
Total floor area 134.0 sq. m. (1,442 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## 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.