



**16 South Street, Colchester, Colchester, Essex. CO2 7BL.**

**\*\*Guide Price £250,000 - £275,000\*\*** A fantastic two bedroom middle terrace property, complete with charming period features and believed to originally date back to 1840. Situated in a favourable position, a stones throw from Colchester's historic city centre, this home offers everything within walking distance ranging from; shops, restaurants, bars and leisure facilities. It is also within walking distance of Colchester's city centre station, offers connecting to trains to London Liverpool Street Station. Offering itself as the ideal first time purchase, home for working professionals, couples or small family, viewings are essential to appreciate all this home has to offer.

- Two Bedroom Terrace Home
- Close To An Array Of Amenities, Shops & Transport Links
- Situated In The Heart Of Colchester's Historic City Centre
- Period Charm
- Two Reception Rooms
- Well-Proportioned Kitchen
- Sun Room
- Two Sizeable Bedrooms
- First Floor Bathroom
- Low Maintenance Rear Garden



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# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, radiator, under-stairs storage, tiled floor, doors and access to:

### Second Reception Room/Study

12' 0" x 10' 6" (3.66m x 3.20m) Window to front aspect, radiator, feature fireplace, tiled floor

### Living Room



15' 5" x 10' 9" (4.70m x 3.28m) Access to sun room, door to kitchen, tiled floor, feature fireplace

## Kitchen



11' 3" x 7' 0" (3.43m x 2.13m) A fitted kitchen comprising of; a range of fitted base and eye level units with work surfaces over, inset hob with extractor fan over, tiled splashback, inset oven and grill, space for appliances and plumbing for washing machine, tiled floor, window to rear aspect

## Sun Room



11' 6" x 9' 1" (3.51m x 2.77m) Window and patio doors to rear aspect, tiled floor

## First Floor

### First Floor Landing

Loft hatch, radiator, doors and access to:

# Property Details.

## Master Bedroom



16' 8" x 12' 2" (5.08m x 3.71m) Window to front aspect, radiator, inset storage

## Bedroom Two



10' 2" x 7' 9" (3.10m x 2.36m) Window to rear aspect, radiator

## Family Bathroom



7' 3" x 6' 4" (2.21m x 1.93m) Panel bath with shower over and screen, vanity wash hand basin, W.C, window to rear aspect, radiator

## Outside & Parking



Outside, a well-proportioned by low maintenance garden is on offer, complete with mature hedges and shrubs and offers itself as the ideal place for peaceful reflection. Parking is accessible on road with a residents permit, with visitors permits available.

## Additional Information

EPC awaited.

# Property Details.

## 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.