



- Stunning Victorian End Of Terrace
- Two Double Bedrooms
- Beautiful Open Plan Lounge/Diner With Wood Flooring And Log Burner
- Fitted Kitchen With Integrated Appliances, Ceramic Butler Sink And Gas Range Cooker
- First Floor Bathroom
- Detached Office
- Low Maintenance Garden
- Town Centre Location
- Walk To The Station

## 54 South Street, Colchester, Essex. CO2 7BJ.

A superb opportunity to purchase this tastefully refurbished two double bedroom Victorian end of terraced home, conveniently located in the Town Centre with excellent access to Colchester's vibrant lifestyle offering a range of high class restaurants, boutiques and shops and Colchester Train Station with links to London Liverpool Street. This stunning home is offered in excellent condition and comes with a detached office and would make an ideal purchase for any prospective first time buyer or professional couple.





# Property Details.

## Ground Floor

### Open Plan Lounge/Diner



21' 6" x 15' 4" (6.55m x 4.67m) With window to front aspect with fitted wooden shutters to remain, high quality wood flooring, radiator, stairs rising to first floor with large storage cupboard under, fireplace with inset log burner, further fireplace with inset gas fireplace (currently not used), spotlights, open to;

## Kitchen



13' 3" x 9' 3" (4.04m x 2.82m) With double glazed window to rear and door to side, tiled flooring, a range of fitted Shaker style units with solid wood worktops over, inset butler sink, integrated fridge and freezer, wine cooler (to remain), gas range cooker with extractor hood over, space for washing machine, spotlights.

## First Floor

### Landing

With doors to;

### Bedroom One



11' 3" x 9' 10" (3.43m x 3.00m) With window to front aspect with fitted wooden shutters to remain, radiator, two built in double wardrobes, built in cupboard.

# Property Details.

## Bedroom Two



9' 8" x 9' 0" (2.95m x 2.74m) With window to rear, radiator.

## Bathroom



With obscure window to rear, tiled walls, heated towel rail, wash hand vanity basin, close coupled WC, bath with shower screen and shower over.

## Outside

### Rear Garden

The property enjoys a low maintenance rear garden which has gated side access and artificial grass.

## Office



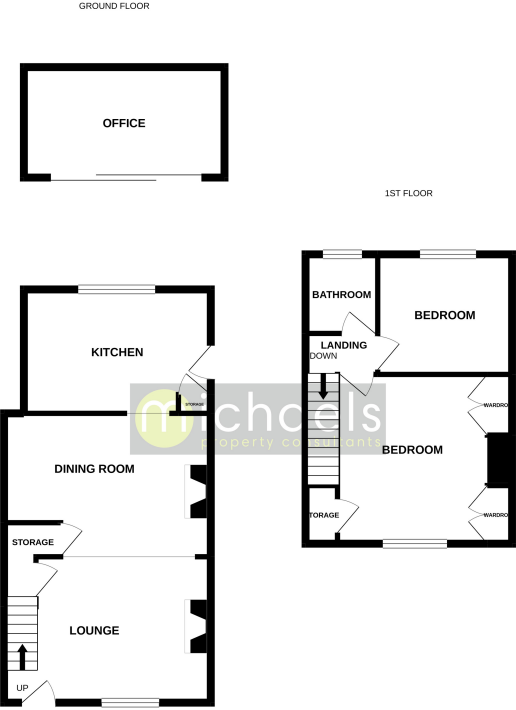
14' 8" x 8' 1" (4.47m x 2.46m) A brilliant space with power, light and internet connected. Also insulated.

## Parking

Resident permit parking can be found on street.

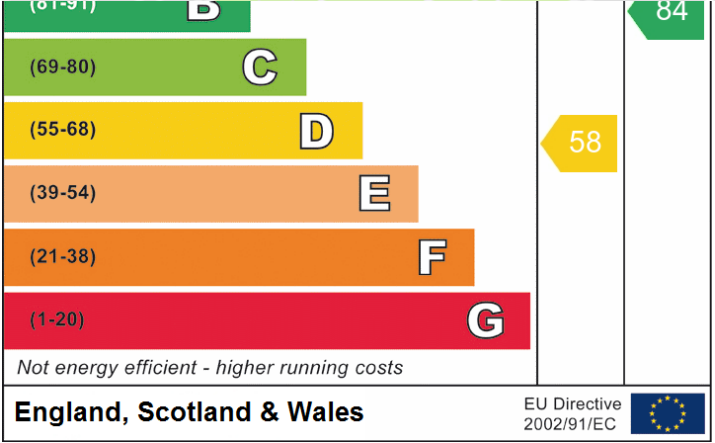
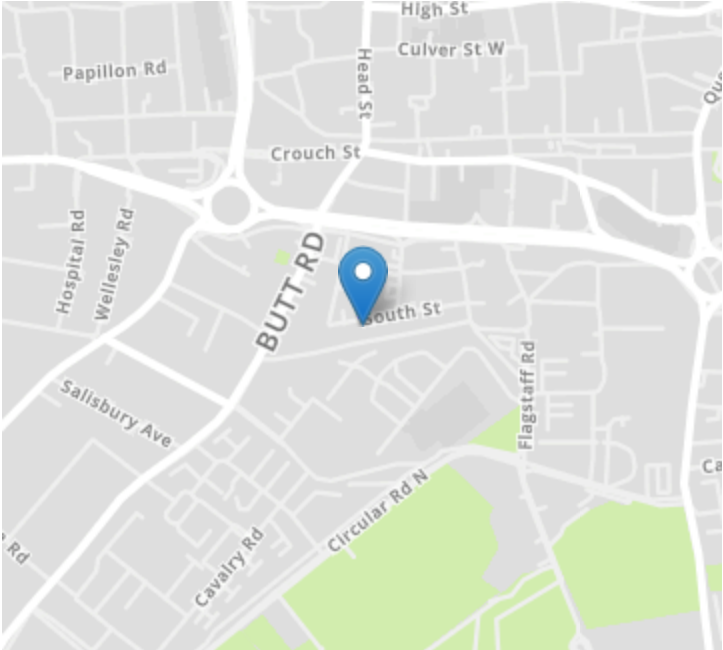
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreage ©2021

## 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.