



- Beautiful Cottage Style Home
- Two Generous Bedrooms
- Walk To Colchester Town Centre
- Tastefully Restored
- Open Plan Lounge/Diner
- Contemporary Ground Floor Bathroom
- Bespoke and Stylish Kitchen
- Courtyard Garden

## 25 Chapel Street South, Colchester, Essex. CO2 7AU.

Presented to the market in excellent order this beautiful and character filled two bedroom cottage style home, is positioned within close proximity of Colchester's Historic Town Centre. Upgraded and improved by the current owner, this property would make the ideal first time purchase or investment. Highlights of this home include a generous open plan living/dining area with feature fireplace, an attractive and tastefully fitted bespoke kitchen and ground floor bathroom, two sizeable bedrooms with built in storage and a low maintenance courtyard with outbuilding. The property also benefits from new central heating throughout.





# Property Details.

## Ground Floor

### Lounge/Diner



20' 3" x 11' 2" (6.17m x 3.40m) With double glazed window to front with bespoke fitted wooden shutters, laminate flooring, radiator, feature fireplace, stairs rising to first floor, opening to kitchen and double glazed single door to garden.

### Kitchen



11' 4" x 5' 8" (3.45m x 1.73m) A bespoke designed kitchen with double glazed window to side, base units with wooden worktops over, inset one and a half sink and drainer, electric oven with hob over, space for fridge/freezer and dishwasher, door to bathroom.

### Bathroom



With obscure window to rear, contemporary bathroom suite offering 'P' shaped bath with waterfall shower over and shower scree, wash hand vanity basin with storage and enclosed cistern WC, Chrome heated towel rail.

# Property Details.

## First Floor

### Landing

With doors to.

### Bedroom One



11' 4" x 11' 0" (3.45m x 3.35m) With double glazed window to front with bespoke fitted wooden shutters, radiator, built in wardrobes and storage.

### Bedroom Two



9' 2" x 8' 7" (2.79m x 2.62m) With double glazed window to rear with bespoke fitted wooden shutters, radiator, built in storage.

## Outside

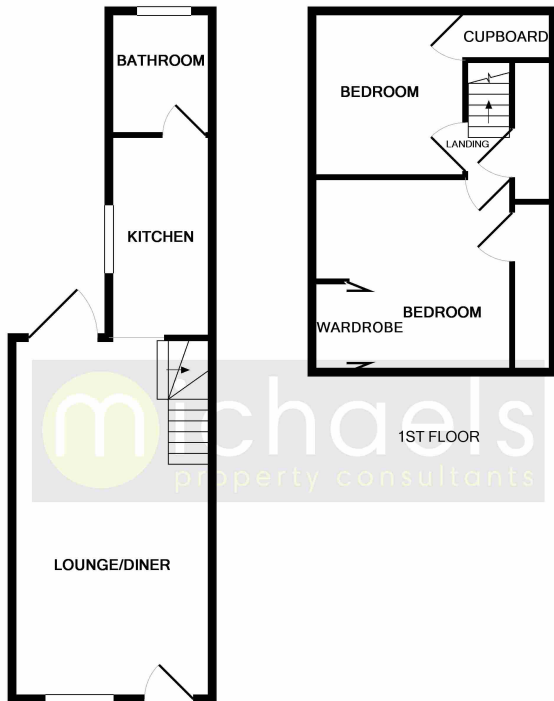
### Garden



A well maintained courtyard rear garden enclosed by fencing with gated side access, outbuilding ideal for storage to remain.

# Property Details.

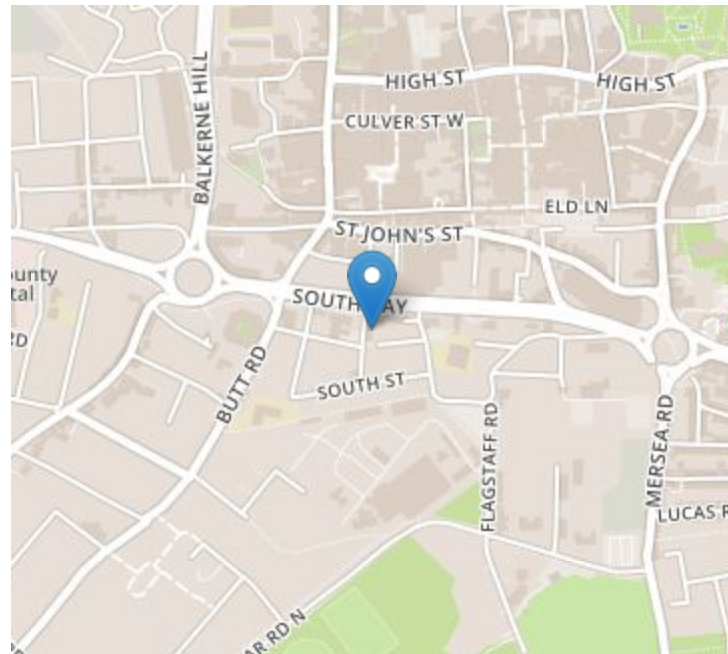
## Floorplans



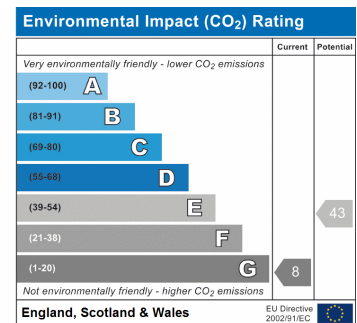
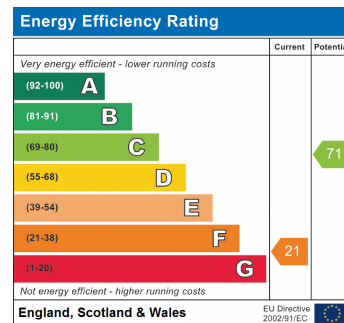
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This plan is 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.  
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## 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.