



- Three Bedroom Semi-Detached Town House
- Two Bathrooms
- Kitchen
- Town Centre Location
- Close To Colchester's Castle Park
- Courtyard Style Garden
- Open House Saturday 18th May Call 01206 576999 to arrange.
- Offered With No Onward Chain

## 5 Castle Road, Colchester, Essex. CO1 1UW.

**\*\*OPEN HOUSE SATURDAY 18th MAY\*\*** Guide Price £360,000 - £375,000.  
A rare opportunity has arisen to purchase this charming and deceptive three bedroom semi-detached town house, over three floors and situated in arguably one of Colchester's most favourable roads. Castle Road is positioned within the heart of Colchester's historic and vibrant Town Centre and offers unrestricted access to the Town Centre, Castle Park and is within minutes of an array of further amenities.





# Property Details.

## Entrance Hall

Entrance door to front aspect, exposed wooden floor boards, radiator, stairs to first floor, additional door leading to basement, further doors to:

## Living Room



10' 8" x 22' 7" (3.25m x 6.88m) Window to front aspect with secondary glazing, french doors to rear aspect (leading to rear garden), exposed wooden floor boards, feature fire place, radiator x2, variety of communication points

## Kitchen



11' 6" x 7' 8" (3.51m x 2.34m) Variety of base units with roll top working surfaces over, inset ceramic sink, drainer and mixer tap over, space for free standing appliances & cooker, spotlights, vinyl floor, window to side aspect, door way to:

## Rear Lobby/Utility Room

9' 0" x 7' 9" (2.74m x 2.36m) Vinyl floor, radiator, door to side aspect (leading to rear garden), wall mounted Vaillant boiler, space for washing machine and tumble dryer, W.C, inset basin, Velux style windows to side aspect

## Cellar

10' 0" x 9' 4" (3.05m x 2.84m) Radiator, window to side aspect

## First Floor

### First Floor Landing

Feature window to rear aspect, stairs to ground & first floor, radiator, exposed wooden floor boards, further door to:

### Bedroom Two



9' 6" x 10' 7" (2.90m x 3.23m) Sash window to rear aspect with secondary glazing, built in wardrobes with overhead storage, radiator

### Bedroom Three



9' 0" x 12' 1" (2.74m x 3.68m) Built in wardrobes with overhead storage, window to front aspect with secondary glazing, radiator

# Property Details.

## Family Bathroom



Panel bath, W.C, pedestal wash hand basin, 1/2 tiled walls, exposed wooden floorboards

## Second Floor

### Second Floor Landing

Stairs to ground floor, window to rear aspect, thermostat, airing cupboard, further door to:

### Master Bedroom



18' 1" x 13' 6" (5.51m x 4.11m) Window to front aspect with secondary glazing & window to rear aspect, radiator x2, loft access, further door to:

### Ensuite Bathroom

W.C, pedestal wash hand basin and tiled splash backs

## Garden, Outside & Parking

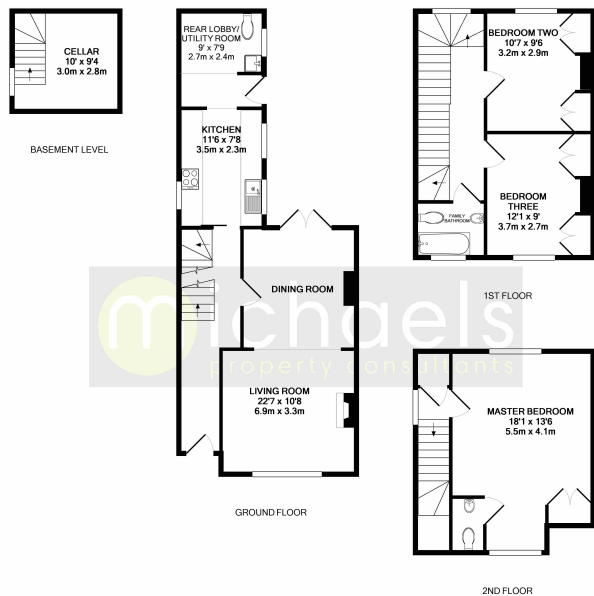


As previously mentioned, this property features a private courtyard style garden, with a patio slab style path leading to the rear of the garden, home to an array of of mature shrubs, plants and trees. The garden is of a size which is easy to maintain, however still well proportioned for one of a property located in the Town Centre. The boundaries are formed by panel fencing and handsome brickwall.

Parking is available on road and the adjacent roads under a residents permit scheme, obtainable from the local council at a nominal fee. Further parking is also available for visitors with a visitors permit.

# Property Details.

## Floorplans

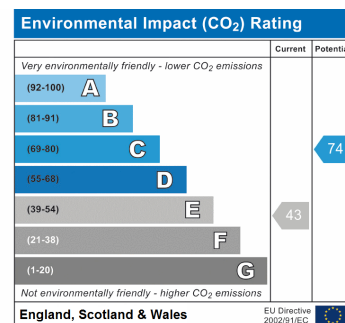
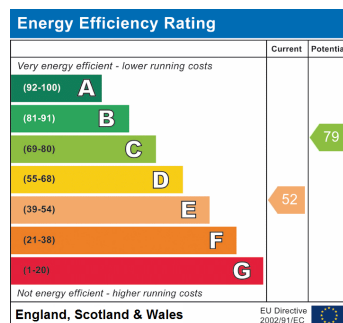


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given. Made with Maptopia 62619

## 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.

