



- Highly desirable Castle Road location in central Colchester
- Backs directly onto the picturesque Castle Park & Colchester Castle
- Three bedroom semi-detached home (two generous doubles & one single)
- Private driveway & garage — rare for this central location
- Spacious open-plan kitchen/dining/family room — ideal for modern living
- Bright conservatory/sun room with panoramic garden views
- Stylish shower room with double walk-in shower & feature brick wall
- West-facing rear garden with patio, lawn & historic Roman brick wall boundary
- Walking distance to city centre, station (London Liverpool Street links) & local amenities

46 Castle Road, Colchester, Essex. CO1 1UN.

An Exceptional Three Bedroom Semi-Detached Home – Highly Desirable Castle Road, Central Colchester, CO1 Location: Situated on the highly sought-after Castle Road, in the heart of the historic city of Colchester, this property enjoys an enviable position backing directly onto the picturesque Castle Park, home to the iconic Colchester Castle. The vibrant city centre is just moments away, offering an array of independent shops, restaurants, bars, and retail outlets. Colchester Town and North Station provide direct links to London Liverpool Street, making this an ideal location for commuters. Just a stone's throw away is the much-loved, family-run Foresters Arms pub, a true hub of the local community.



Property Details.

Ground Floor

Entrance Hall

Living Room



14' 8" x 11' 7" (4.47m x 3.53m)

Kitchen/Dining Room



18' 4" x 13' 2" (5.59m x 4.01m)

Conservatory



13' 10" x 9' 11" (4.22m x 3.02m)

First Floor

Landing

Bedroom One



12' 3" x 11' 11" (3.73m x 3.63m)

Property Details.

Bedroom Two



13' 2" x 10' 0" (4.01m x 3.05m)

Bedroom Three



8' 1" x 7' 11" (2.46m x 2.41m)

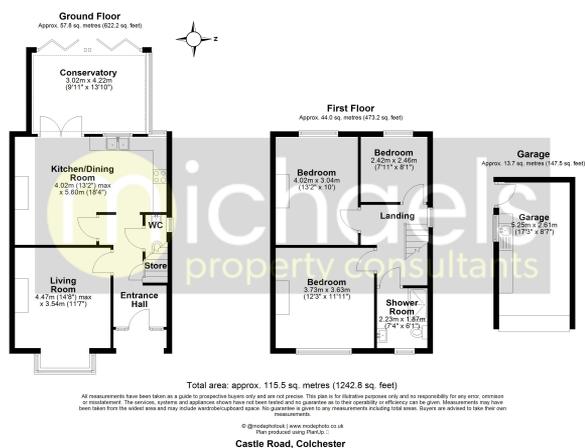
Outside

Garage

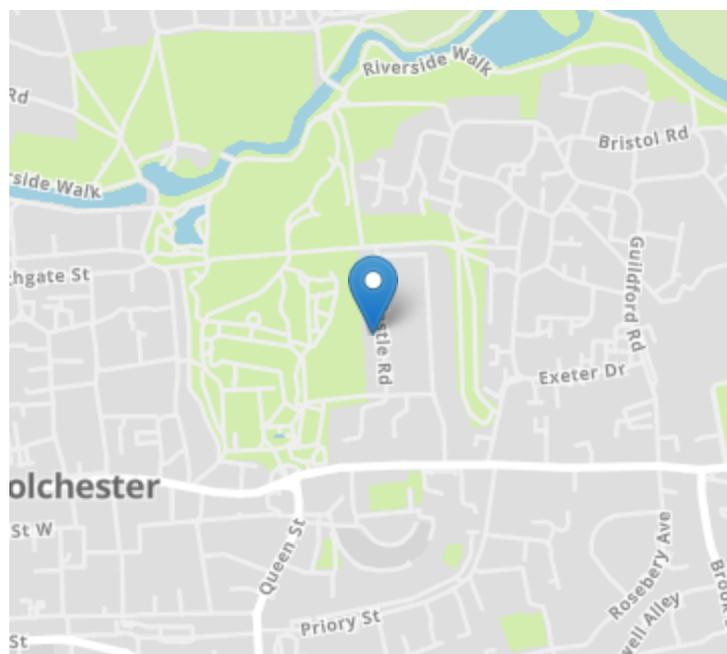
17' 3" x 8' 7" (5.26m x 2.62m)

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.