



- Highly Sought After St Marys Location - Close To The Town Centre
- Walking Distance To Mainline Station With Fast Links To London Liverpool Street
- Four Double Bedrooms With Two En-Suite Shower Rooms
- Ample Living Accommodation Over Three Floors
- Large First Floor Living Room
- 22ft Kitchen/Family Room
- Garage And Parking

1 Francis Kellerman Walk, Colchester, Essex. CO3 3EJ.

An exceptional property set within a wonderful location nestled between the town centre and "Hilly Fields" Nature Reserve. Presented to a very high standard this town house offers an abundance of space over three floors. Conveniently located in the ever popular 'St Mary's' in Colchester this flexible home benefits from being positioned within a stones throw from the 'hustle and bustle' of Colchester's Town Centre with its vast variety of local shops and restaurants. The property is also within walking distance to a mainline train station with links to London Liverpool Street and within striking distance of the highly sought after Lexden school catchments.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

With tiled flooring, radiator, stairs to first floor, storage cupboard, doors to;

Dining Room



11' 4" x 10' 10" (3.45m x 3.30m) Double glazed window to front, radiator, tiled flooring. (could be used as a downstairs bedroom.)

WC

Low-level WC, wash hand basin, radiator, tiled flooring.

Utility Room

10' 2" x 7' 1" (3.10m x 2.16m) Range of fitted base and eye level units, tiled flooring, radiator, double glazed window to rear, door to garden.

Kitchen/Family Room



22' 11" x 9' 8" (6.99m x 2.95m) Range of fitted base and eye level units, integrated oven, hob, extractor fan, fridge/freezer and dishwasher, radiator, tiled flooring, double glazed window to front, two double glazed windows to side, door to rear garden.

First Floor

First Floor Landing

Stairs to second floor, airing cupboard, doors to;

Living Room



22' 11" x 15' 10" (6.99m x 4.83m) Two double glazed windows to front, two double glazed windows to side, double glazed window to rear, three radiators, electric fireplace.

Bedroom Two



15' 6" x 10' 8" (4.72m x 3.25m) Double glazed window to front, radiator, door to;

Property Details.

Guest En-Suite



Low-level WC, vanity wash hand basin, double shower cubicle, heated towel rail, double glazed window to rear, tiled flooring.

En-Suite Shower Room



Low-level WC, vanity wash hand basin, double shower cubicle, heated towel rail.

Second Floor

Second Floor Landing

Double glazed window to rear, doors to;

Bedroom One



14' 0" x 12' 2" (4.27m x 3.71m) Two double glazed windows to front, radiator, 'Hammond' fitted wardrobes, door to;

Bedroom Three

12' 2" x 9' 8" (3.71m x 2.95m) Double glazed windows to side and front, radiator

Bedroom Four

10' 6" x 9' 9" max (3.20m x 2.97m) Double glazed window to side & rear, radiator.

Family Bathroom

10' 2" x 7' 0" (3.10m x 2.13m) Low-level WC, vanity wash hand basin, panelled bath with shower over, tiled flooring, heated towel rail, double glazed window to rear.

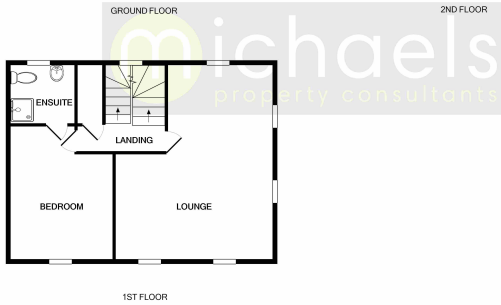
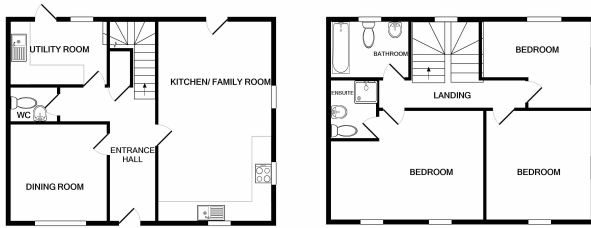
Outside



Outside, the rear garden has been landscaped and offers a beautiful space to relax and enjoy yourself. The garden has a 'Zen' feel with a stunning water feature and there is also a garage and two parking spaces.

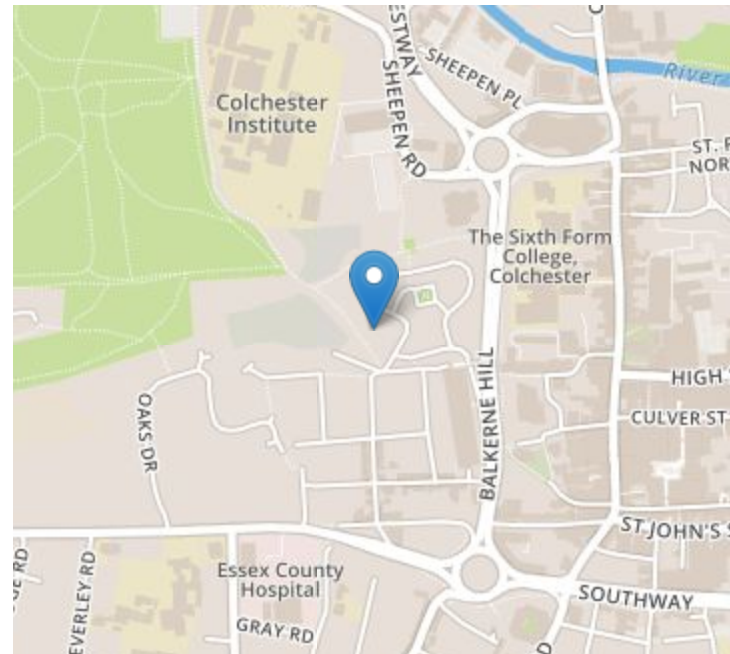
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs 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.