



- GUIDE PRICE £325,000 - £335,000
- Terraced House
- Three Double Bedrooms
- Town Centre And Station A Short Walk Away
- Beautifully Extended And Upgraded
- Two Bathrooms
- Open Plan Kitchen And Family Room
- No Onward Chain
- New Boiler With 7 Year Warranty
- Cavity Wall Insulation

56 Rawstorn Road, St. Marys, Colchester, Essex. CO3 3JH.

A superb three bedroom terraced residence situated in the highly desirable St. Marys district, with the Town, Station and Crouch Street Shopping Parade all within a short stroll. Having been extended and upgraded by the current owners, this fabulous home must be seen in order for it to be truly appreciated. On the ground floor there are two formal reception rooms in addition to a stunning open plan kitchen and family room, featuring a vaulted ceiling with Velux skylights. Spread out over the next two floors there are three double bedrooms, a large four piece family bathroom and an en-suite to the master bedroom on the top floor.



Property Details.

Ground Floor

Entrance Hall

Victorian style tiled flooring, radiator, original Victorian feature archway, stairs to first floor, doors to:

Living Room



12' 7" x 10' 7" (3.84m x 3.23m) Radiator, UPVC window to front, electric cast iron fireplace with ornamental surround, ornate corning, ceiling rose.

Dining Room



12' 8" x 11' (3.86m x 3.35m) Stripped wooden flooring, radiator, UPVC window to rear, under stairs storage cupboard, door to:

Kitchen



A range of contemporary fitted base and eye level units with granite working surfaces to side and tiled splash backs, built in stainless steel electric oven and induction hob with extractor hood above, built in fridge/freezer, microwave, space for dishwasher and washing machine, inset double sink unit with left hand drainer, UPVC window and door to side, inset spotlights, open plan to:

Breakfast/Family Room

11' 8" x 10' 2" (3.56m x 3.10m) radiator, UPVC French doors to rear, vaulted ceiling incorporating two Velux skylights and inset spotlights, range of fitted shelving and drawer units.

First Floor

Landing

Stairs to second floors, doors to:

Bedroom Two



14' 3" x 13' (4.34m x 3.96m) Stripped wooden flooring, radiator, two UPVC windows to front, ceiling rose, ornate corning.

Bedroom Three

12' 8" x 9' 7" (3.86m x 2.92m) Stripped wooden flooring, radiator, UPVC window to rear, ceiling rose.

Property Details.

Bathroom



13' 7" x 8' 9" (4.14m x 2.67m) Tiled flooring, chrome heated towel rail, contemporary four piece white suite comprising of low level WC, wall mounted vanity hand wash unit with drawer under, free-standing panel bath with shower attachment, separate walk in double shower cubicle with fully tiled surround and integrated shower, UPVC windows to side and rear, inset spotlights, extractor fan.

Second Floor

Landing

Door to:

Bedroom One



20' 2" x 10' 7" (6.15m x 3.23m) A fantastic converted loft room, with work being carried out by reputable local contractors Steve Wright & Daughter. Radiator, two Velux windows to front, UPVC window to rear, eves storage, built in wardrobe, T.V point, door to:

En-Suite



Tiled flooring, chrome heated towel rail, modern white suite comprising of low level WC, pedestal hand wash basin, walk in shower cubicle with fully tiled surround and integrated shower, UPVC window to rear, inset spotlights, extractor fan.

Outside

The front of the property is approached by a small garden enclosed by a brick wall, with an iron gate and path leading to the front door.

Rear Garden



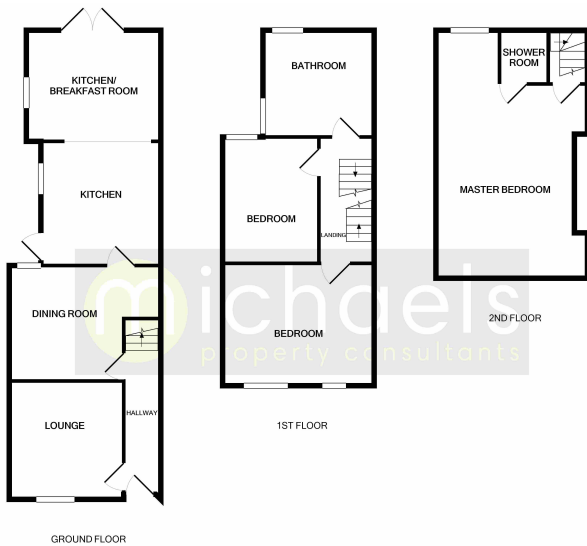
To the rear of the property there is a low maintenance rear garden, predominately paved with plantation to all borders. The garden itself is West facing and therefore is a sun trap all afternoon, with a gate providing rear access.

Agents Note

Please note the marketing photos were taken prior to the current tenancy agreement and all perspective purchasers should be aware this property has been underpinned and all the paperwork is available on request. For further details please speak to an agent at Michaels.

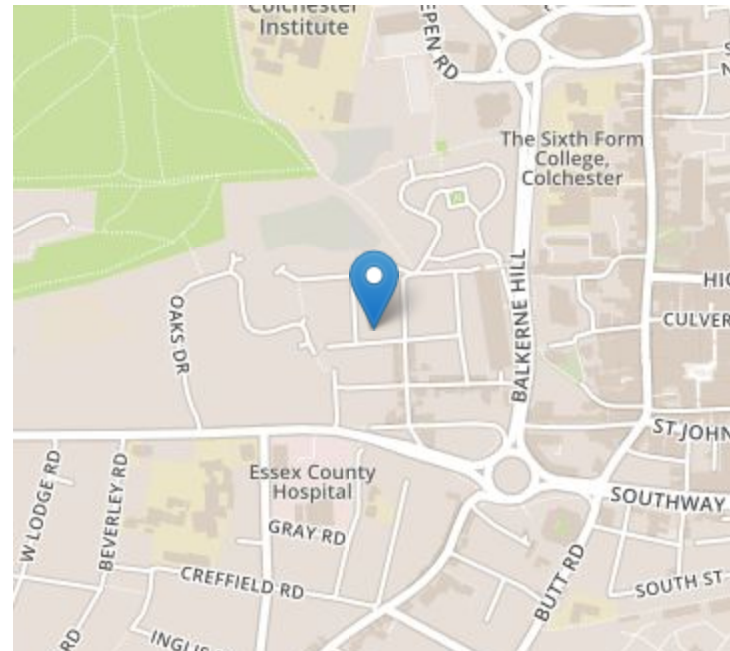
Property Details.

Floorplans

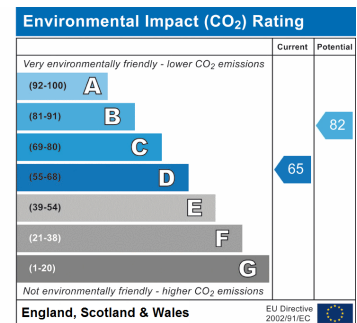
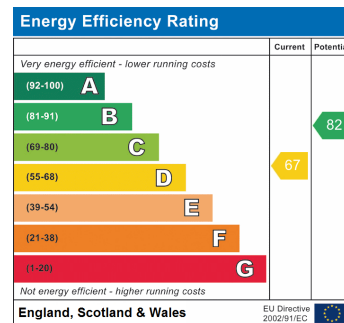


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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