



**17 Lucius Crescent, Colchester,  
Colchester, Essex. CO4 9WW.**

This well-presented two-bedroom end-of-terrace home is located in a popular residential area of North Colchester, offering stylish and comfortable living ideal for a range of buyers. The ground floor comprises a welcoming entrance hall, a bright and spacious open-plan living and dining area featuring attractive herringbone flooring, and a modern shaker-style kitchen with ample worktop space and room for appliances. A convenient downstairs cloakroom further enhances the practicality of the layout. Upstairs, the property offers two well-proportioned bedrooms along with a modern family bathroom, all finished in a clean and contemporary style.

- Well-presented two-bedroom end-of-terrace home
- Popular residential location in North Colchester
- Bright open-plan living and dining area
- Attractive herringbone flooring to the ground floor
- Modern shaker-style kitchen with space for appliances
- Convenient ground-floor cloakroom
- Two well-proportioned bedrooms and modern family bathroom
- Private, low-maintenance rear garden with lean-to providing sheltered seating area
- Off-road parking to the front of the property
- Close to local amenities, transport links and The Gilbert Secondary School (Outstanding Ofsted rating)



Call to view 01206 576999



# Property Details.

## Ground Floor

Entrance Hall

Downstairs Cloakroom

Kitchen



14' 11" x 6' 11" (4.55m x 2.11m)

Reception Area



17' 6" x 12' 9" (5.33m x 3.89m) 13' 0" x 6' 0"  
(3.96m x 1.83m)

Lean To



13' 6" x 8' 2" (4.11m x 2.49m)

First Floor

First Floor Landing

Principal Bedroom



13' 6" x 9' 4" (4.11m x 2.84m)

# Property Details.

## Bedroom Two



10' 9" x 6' 11" (3.28m x 2.11m)

## Family Bathroom



7' 1" x 7' 0" (2.16m x 2.13m)

