



- A Charming Two Bedroom Semi-Detached Period Home
- St.Marys Location - Close To City Centre Amenities, Shops & Transport Links
- Warm & Inviting Reception Room With Feature Fireplace
- Dining Room
- Beautiful Fitted Kitchen With Limestone Tiled Floor
- Two Double Bedrooms
- Geometric Tiled First Floor Four Piece Bathroom
- Private & Enclosed Rear Garden
- Residents Permit Parking Scheme
- New Roof Fitted In 2023

Call to view 01206 576999



## 38 Rawstorn Road, Colchester, Colchester, Essex. CO3 3JH.

Michaels Property Consultants are very pleased to offer this charming two bedroom semi-detached period home, situated in the ever popular district of St. Marys, Colchester to the open market. Presenting itself as the ideal home for any working professional, couple or small family. Boasting a wealth of period charm and original features throughout, it offers the perfect blend of both traditional and modern finishes. Located a short walk from Colchester's exciting and historic city centre, this wonderful home is within easy reach of an array of useful amenities such as; shops/boutiques, restaurants/bars and leisure facilities. For the commuter, Colchester's North Station offering direct links to London Liverpool Street Station is a short walk away. Key highlights include; an entrance porch, reception room, dining room, well-equipped kitchen, two double bedrooms, first floor family bathroom and a generously proportioned and private enclosed rear garden.



# Property Details.

## Ground Floor

### Entrance Porch

### Reception Room



12' 6" x 11' 5" (3.81m x 3.48m)

### Inner Hallway

### Dining Room



11' 6" x 11' 5" (3.51m x 3.48m)

## Kitchen



17' 0" x 8' 1" (5.18m x 2.46m)

## First Floor

### Landing

### Master Bedroom



12' 6" x 11' 5" (3.81m x 3.48m)

### Bedroom Two



11' 8" x 8' 2" (3.56m x 2.49m)

# Property Details.

## Bathroom



9' 3" x 8' 1" (2.82m x 2.46m)

## Outside, Garden & Parking

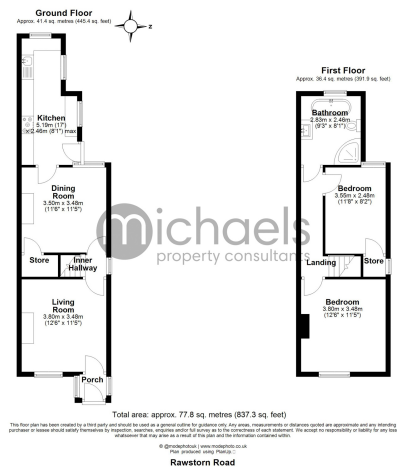
### Outside, Garden & Parking



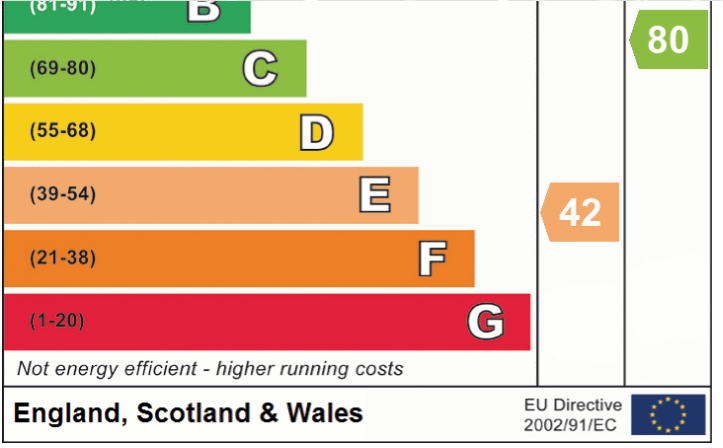
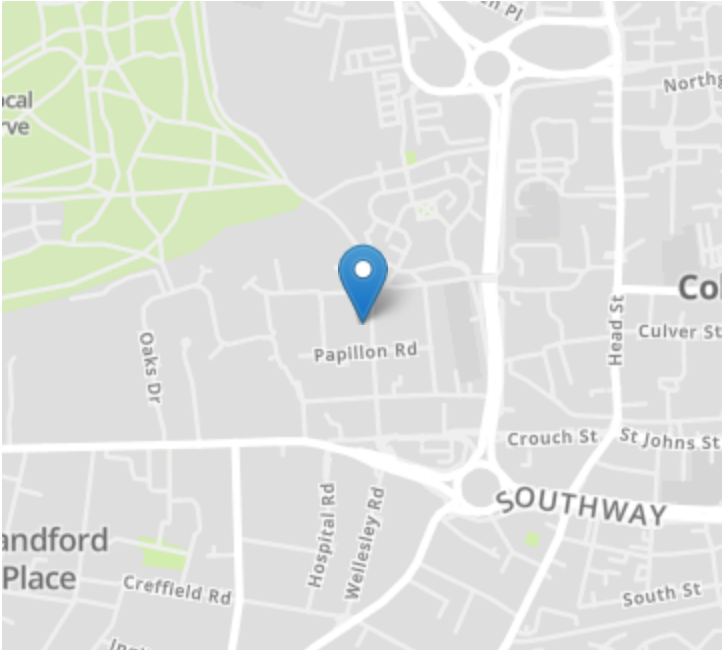
Outside, the property boasts a large and private enclosed rear garden, with a central area laid to lawn and boundaries enclosed by panel fencing. There is the added benefit of a garden shed to the rear, whilst parking is available on road via a residents parking permit scheme, for both residents and visitors alike.

# Property Details.

## Floorplans



## Location



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.

