



- In The Heart Of Colchester's Historic City Centre
- Offered To Market With No Onward Chain!
- Large Courtyard Style Garden, With Rear Access
- Galley Style Kitchen With Integrated Appliances
- A Rare And Deceptive Victorian Style Home
- A Garden Room With A Beautiful Established Vine Tree
- Spacious Reception Rooms Featuring Original Window Shutters And A Feature Victorian Fireplace.
- Exceptional Three Bedroom Victorian Terrace Home Rich In Original Character.
- Suitable For A First Time Buyer Or Working Professional
- Cellar Offering Potential

## 141 Barrack Street, Colchester, Colchester, Essex. CO1 2LZ.

The Vine House is an exceptional and truly unique three-bedroom terrace Victorian home, exuding with charm, character, and beautifully preserved original features throughout. Ideally positioned within a short 10–15 minute walk of Colchester's City centre and mainline train station, the property offers excellent links to London Liverpool Street, alongside easy access to nearby schools, shops, and a wide variety of local amenities.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

### Living Room



13' 11" x 13' 1" (4.24m x 3.99m)

### Dining Room



13' 5" x 13' 2" (4.09m x 4.01m)

### Shower Room



## Conservatory



13' 2" x 10' 3" (4.01m x 3.12m)

## Kitchen



23' 7" x 7' 3" (7.19m x 2.21m)

## Cellar

20' 10" x 16' 8" (6.35m x 5.08m)

# Property Details.

## First Floor

### Master Bedroom



13' 7" x 13' 2" (4.14m x 4.01m)

### Bedroom Two



13' 2" x 12' 11" (4.01m x 3.94m)

### Bedroom Three



8' 8" x 7' 3" (2.64m x 2.21m)

## Bathroom

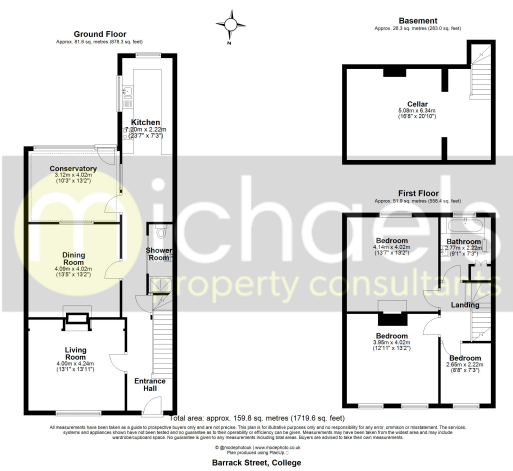


9' 1" x 7' 3" (2.77m x 2.21m)

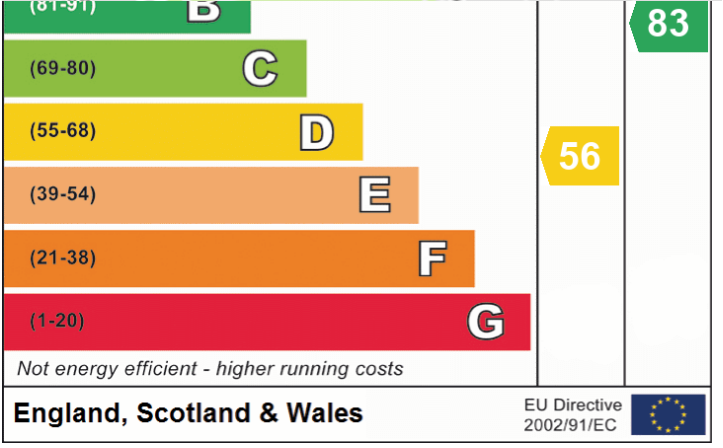
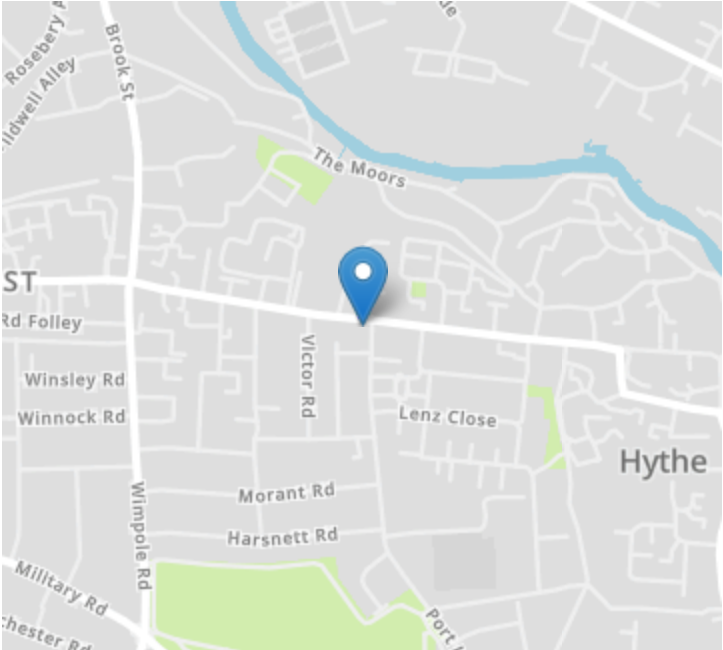


# Property Details.

## 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.

