



- Overlooking A Historic Roman Wall & Seconds From Castle Park
- Abundance Of Period Charm & Character Throughout
- Early Viewings Advised
- Two Formal Reception Rooms
- Private & Enclosed Courtyard Style Rear Garden
- Desirable Castle/Roman Road Location - City Centre
- No Onward Chain
- A Rare Opportunity To Acquire A Two Bedroom Link Terrace Home

## 7 Roman Road, Colchester, Colchester, Essex. CO1 1UR.

**\*\*GUIDE PRICE £290,000 - £300,000\*\*** An outstanding two bedroom link-terraced period home, rarely available in arguably one of Colchester's most sought after locations, with the City Centre and Castle Park on the doorstep. This spacious, beautiful property has been beautifully maintained over time and retains a vast array of fine original features throughout including immaculate sash windows, fireplaces and stripped wooden flooring. The property boasts an impressive entrance hall, two reception rooms, an attractive fitted kitchen, two large double bedrooms and a spacious first floor bathroom. Outside, the property features a delightful courtyard garden to the rear. Offered to the market with no onward chain, we would strongly advise early inspections





# Property Details.

## Ground Floor

### Hallway

### Living Room



12' 0" x 11' 9" (3.66m x 3.58m)

### Dining Room



12' 10" x 9' 4" (3.91m x 2.84m)

## Kitchen



9' 10" x 7' 0" (3.00m x 2.13m)

## First Floor

### Landing

### Bedroom One



13' 2" x 12' 0" (4.01m x 3.66m)

# Property Details.

## Bedroom Two



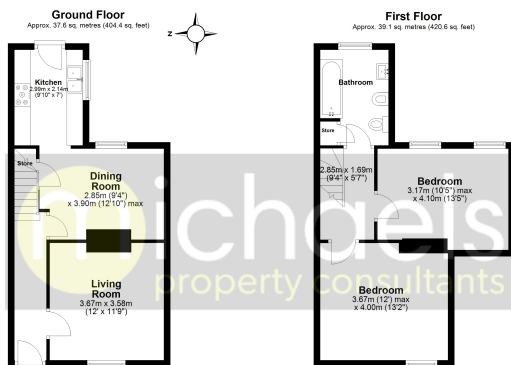
13' 5" x 10' 5" (4.09m x 3.17m)

## Bathroom



# Property Details.

## Floorplans

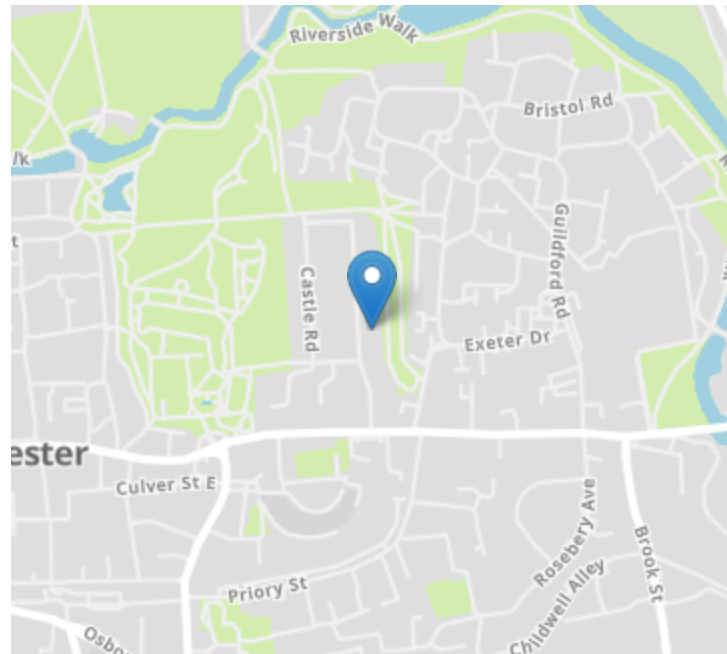


All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total area. Buyer are advised to take their own measurements.

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Roman Road, Colchester

## 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.