



- Within Walking Distance To Colchester City Centre, Station & Amenities
- Open Plan Kitchen & Dining Area, Reconfigured By Its Owners
- 4/5 Well Portioned Bedrooms
- Modern Ground Floor Shower Room
- Driveway
- A Substantial Mid Terrace House
- Exposed Beams And Character Features
- Spacious Garden With A Large Decking Area, Suitable For Outside Dining

## 11 Artillery Street, Colchester, Essex. CO1 2JJ.

**\*\*Guide Price £300,000- £325,000\*\*** Privileged with the instructions to market this unique four/five bedroom terraced house, located in the highly sought-after New Town area of Colchester. Situated just a short walk away from Colchester's City Centre, this property offers convenient access to a wide range of amenities, including shops, restaurants, public houses, and the mainline train station. The house itself boasts a spacious and well-designed layout, perfect for modern family living. As you enter the property, you are greeted by a welcoming entrance hall that leads to the living room and ground floor bedroom. The living room is bright and airy, providing a comfortable space for relaxation and entertainment.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Porch

Main entrance door leading into porchway, storage space, door leading to:

### Living Room



12' 7" x 11' 4" (3.84m x 3.45m) Bay window to front aspect, feature fireplace, radiator.

### Reception Room/Bedroom Five



14' 7" x 9' 5" (4.45m x 2.87m) UPVC window to front aspect, radiator.

### Kitchen/Dining Area



23' 3" x 22' 3" (7.09m x 6.78m) French doors leading out to the rear garden, full range of eye level units, sink/drain, work tops with space for appliances, breakfast bar area, double radiator.

### Utility Room

Space for appliances, plumbing and washing machine.

### Shower Room



Double length shower cubicle, his and hers wash basins, low level W.C, heated towel rail.

# Property Details.

## First Floor

### Master Bedroom



11' 8" x 9' 5" (3.56m x 2.87m) UPVC window to front aspect, radiator.

### Bedroom Two



11' 8" x 10' 4" (3.56m x 3.15m) UPVC window to front aspect, radiator.

### Bedroom Three



8' 8" x 8' 5" (2.64m x 2.57m) UPVC Window to rear aspect, radiator.

### Bedroom Four

12' 1" x 4' 9" (3.68m x 1.45m) UPVC window to rear, radiator.

### Outside



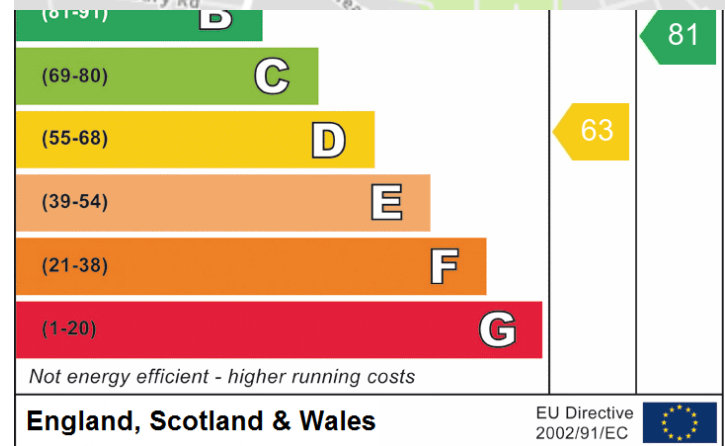
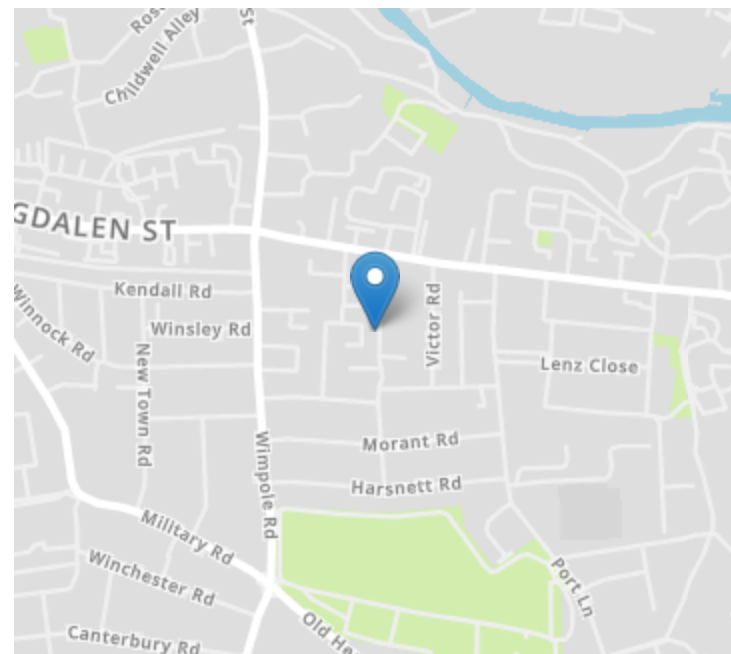
To the rear offers a fully private and enclosed garden, surrounded by panel fencing with a large patio and decking area, ideal for alfresco dining. We are advised that the hot tub is to remain by the current owner. To the front of the property offers a driveway, providing off road parking for two vehicles.

# 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.