



- Handsome Two Bedroom 'Bay-Fronted' Period Home
- Period Property With An Abundance Of Charm
- Two Reception Rooms
- Walk To Crouch Street Boutiques & Tesco Express Store
- Generous Rear Garden
- Residents Permit Parking
- Situated In The Desirable St Mary's Location
- Meticulously Finished To The Highest Of Standards
- Bi Folding Doors Opening Onto The Rear Garden
- Upgraded & Improved Throughout

## 18 Papillon Road, Colchester, Colchester, Essex. CO3 3JG.

Michaels Property Consultants are privileged with the generous instructions to present to market this exceptionally presented two bedroom bay-fronted, middle terraced period home. Housing a wealth of period charm and character throughout, this charming home has been upgraded to the highest of standards and offers the perfect combination of both generous living and bedroom accommodation, evenly distributed across two floors.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

UPVC entrance door to front aspect, radiator, stairs to first floor, herringbone style flooring, further door to:

### Reception Room



13' 5" x 10' 2" (4.09m x 3.10m) (Into bay) UPVC bay window to front aspect, radiator, cast iron feature fireplace, inset storage cupboards, radiator, variety of communication points, open to:

### Dining Area



10' 8" x 12' 2" (3.25m x 3.71m) UPVC Sash windows to rear aspect, herringbone flooring, radiator, spot lights, inset understairs storage cupboard, open access into:

## Kitchen



7' 3" x 9' 4" (2.21m x 2.84m) Full range of base and eye level units, Sash windows to side aspect, bi folding doors to garden, herringbone flooring, marble effect work tops, integrated oven/microwave, electric induction hob with extractor above, inset stainless steel sink with Insinkerator, LED lighting to cabinets.

## First Floor

### First Floor Landing

Stairs to ground floor, further doors to:

### Principal Bedroom



11' 4" x 12' 8" (3.45m x 3.86m) UPVC Sash windows to front aspect, radiator, built in wardrobes/storage.

# Property Details.

## Bedroom Two



8' 1" x 14' 7" (2.46m x 4.45m) UPVC window to rear aspect, radiator, inset storage, inset shelving.

## Family Bathroom



11' 9" x 8' 9" (3.58m x 2.67m) Marble effect walls and flooring, vanity wash unit with draw storage, LED back lit mirror, low level W.C, walk in shower enclosed by glass panels, matt black wall radiator, spot lighting, roll top bath tub with matt finishes, inset shelving, obscured UPVC Sash window to rear aspect.

## Garden, Outside & Parking



Accessed through bi folding doors you are greeted into the garden with a large sandstone patio area, suitable for outside dining or entertaining. The remainder of the garden is enclosed by panel fencing and laid to lawn. There is also a hard standing area to the rear with a shed to remain.

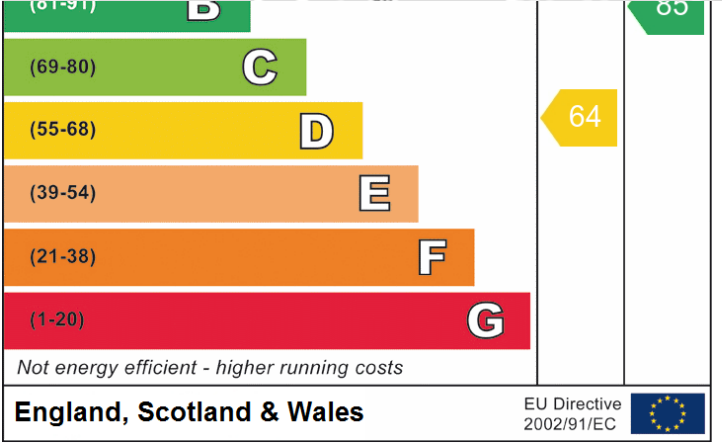
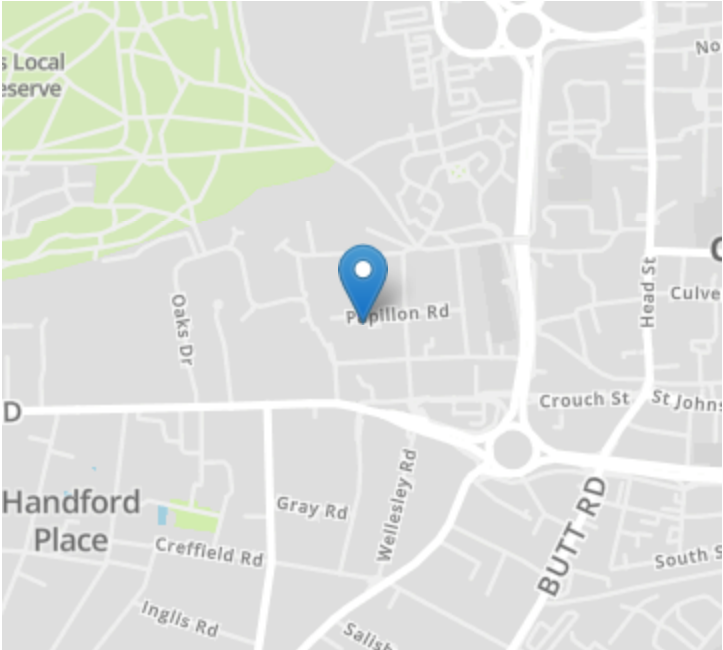
Parking is accessible on road for residents and guests alike and is served with a residents parking scheme, for two vehicles per household and additional guest/visitor permits available.

# 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.