



- Stunning Three Bedroom Semi-Detached Home
- Situated Behind Cast Iron Electric Gates
- Presented To Market in Excellent Order
- 'Dutch Quarter' City Centre Location
- Modern Kitchen-Diner With Tiled Flooring & Intergrated Appliances
- Downstairs Cloakroom
- Warm & Inviting Reception Room
- Master Bedroom With En-Suite Shower Room
- First Floor Tiled Family Bathroom
- Low Maintenance Courtyard Style Garden
- Allocated Secure Parking

## 43b East Stockwell Street, Colchester, Colchester, Essex. CO1 1SS.

**\*\*Guide Price £400,000 - £425,000\*\*** A very exciting opportunity to acquire this deceptively spacious three bedroom semi-detached family home, secured behind handsome cast iron electric gates and positioned in a courtyard of only two properties. Situated in the Dutch Quarter in Colchester, this wonderful home is located in the heart of the historic city, in a charming and unique area known for its distinctive architecture and rich history. Situated near the city's main High Street, this part of Colchester boasts a series of peaceful, cobbled streets lined with red-brick buildings that reflect its 17th-century Dutch influence, whilst being a stones throw from a wealth of an array of useful amenities, shops, bars/restaurants and leisure facilities.





# Property Details.

## Ground Floor

### Entrance Hall

### Kitchen/Dining Room



20' 8" x 11' 7" (6.30m x 3.53m)

### Ground Floor Cloakroom

### Reception Room



20' 8" x 11' 10" (6.30m x 3.61m)

## First Floor

### Landing

## Family Bathroom



5' 11" x 7' 3" (1.80m x 2.21m)

## Master Bedroom



14' 5" x 11' 7" (4.39m x 3.53m)

## En-Suite Shower Room



# Property Details.

## Bedroom Two



11' 2" x 11' 10" (3.40m x 3.61m)

## Bedroom Three



9' 2" x 9' 0" (2.79m x 2.74m)

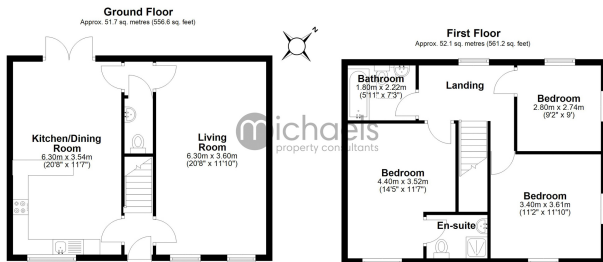
## Outside, Garden & Parking



Outside, the property enjoys a low maintenance courtyard style garden, enclosed by a brick wall and complete with a patio and central block paving. An array of mature hedges, shrubs and plants are featured throughout, with views of a church to the rear. To the front, one allocated parking is available.

# Property Details.

## Floorplans



Total area: approx. 103.9 sq. metres (1117.8 sq. feet)

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 window/outboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements. Plans produced using Planit.

East Stockwell Street, 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.