



- A Stones Throw From Colchester's City Centre
- A Deceptively Spacious Two Bedroom Terraced Period Home
- Residents On Road Parking
- Close To An Array Of Excellent Amenities & Schooling
- Favourable St. Marys Location
- Open Plan Living Room/Dining Area
- Two Spacious Bedrooms
- Victorian Style Features Throughout
- Ground Floor Shower Room
- En Suite /Bathroom Suite

56 Manor Road, Colchester, Colchester, Essex. CO3 3LY.

An excellent two-bedroom mid-terrace home nestled in the highly sought-after area of St. Mary's, in the heart of Colchester's historic and vibrant city centre. This impressive property offers a fantastic living experience, combining traditional design, modern amenities, and a desirable location—making it the ideal place to call home. Upon arrival, you'll be captivated by its striking curb appeal. The exterior boasts a tasteful blend of red brick and contrasting white lintels. The front door provides direct access to a well-proportioned living room, featuring an exposed brick fireplace with a log burner and column radiators. A traditional kitchen follows on from the living area, offering a butler sink, breakfast bar, and a Velux window, allowing an abundance of natural light to flood the room. Completing the ground floor is a practical utility area and a contemporary shower room. The first floor boasts two generous bedrooms, each retaining its original fireplace. An en-suite bathroom serves this floor, enhancing comfort and convenience.



Property Details.

Ground Floor

Living Room/Dining Area



22' 5" x 11' 3" (6.83m x 3.43m)

Kitchen/Breakfast Area



11' 0" x 9' 3" (3.35m x 2.82m)

Utility Area/Lobby

Shower Room



7' 6" x 6' 3" (2.29m x 1.91m)

First Floor

Bedroom One



11' 2" x 10' 11" (3.40m x 3.33m)

Property Details.

Bedroom Two



11' 3" x 11' 0" (3.43m x 3.35m)

Bathroom



8' 9" x 6' 6" (2.67m x 1.98m)

Outside

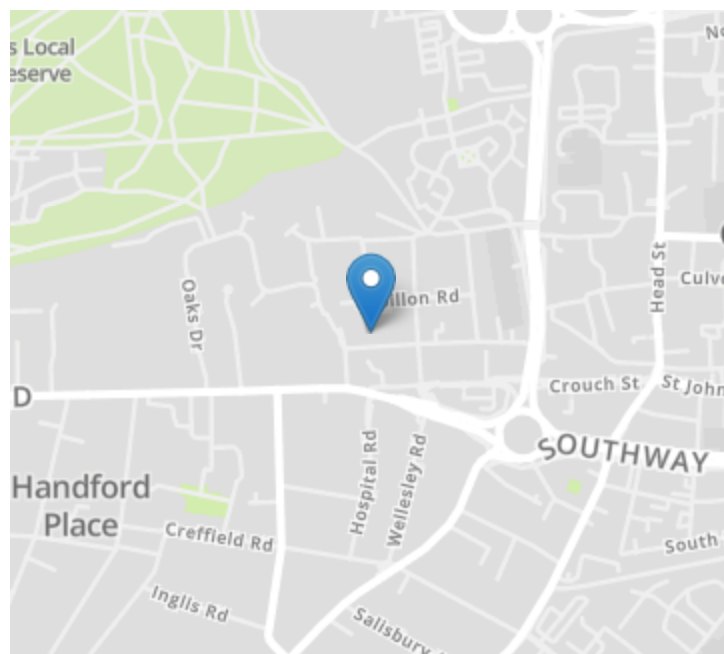


Outside, the property features a manageable front garden with a patio area, perfect for outdoor dining and garden furniture. The garden is enclosed by a brick wall and panel fencing, with a decked area to the rear. Additionally, a shed/summer house is included.

Property Details.

Floorplans

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.