



- No Onward Chain!
- A Charming Two Bedroom End Of Terrace Period Home
- Favourable St. Marys Location - Close To An Array Of Amenities, Shops, Restaurants & Bars
- Two Excellent Double Bedrooms
- Large Reception Room With Dual Aspect Windows
- Focal Kitchen/Dining/Family Room
- First Floor Family Shower Room
- Low Maintenance Garden
- Rare Luxury Of Off Road Parking
- Combination Of Period Charm & Modern Open-Plan Living

## 10 Rawstorn Road, Colchester, Colchester, Essex. CO3 3JF.

NO ONWARD CHAIN \*\*Guide Price £350,000 - £375,000\*\* A charming two bedroom end of terrace period home, situated in the popular district of 'St. Marys' and favourably located within moments of Colchester's vibrant and historic city centre. Offering the perfect blend of period charm and modern-day open plan living to a high standard, this home offers the best of both worlds. A rare find for the immediate area, this property enjoys off road parking also. Key highlights include; a large and impressive reception room with dual aspect windows, kitchen/breakfast/day room, ground floor W.C and shower room, two excellent double bedrooms and a first floor shower room and W.C. In addition, this home also benefits for an additional space located in the loft, accessible via a loft ladder and enjoys a Velux sky light and power.





# Property Details.

## Ground Floor

### Reception Room



14' 5" x 23' 0" (4.39m x 7.01m)

### Kitchen/Dining/Family Room



17' 10" x 17' 4" (5.44m x 5.28m)

### Shower Room & Ground Floor W.C.



3' 7" x 7' 3" (1.09m x 2.21m)

## First Floor

### Landing

### Master Bedroom



10' 8" x 14' 5" (3.25m x 4.39m)

### Bedroom Two



10' 9" x 8' 10" (3.28m x 2.69m)

# Property Details.

## First Floor Shower Room & W.C



8' 2" x 7' 7" (2.49m x 2.31m)

## Outside, Garden & Parking



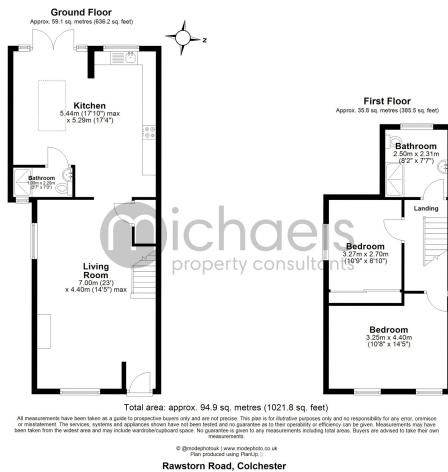
Outside, the garden is predominately hard landscaped throughout, proving to be low maintenance and enclosed by a brick wall. Secure behind a door to the rear of the property and accessible from Manor Road is an off-road parking space for one vehicle, with further residents parking available on road via a residents parking scheme.

## Additional Information

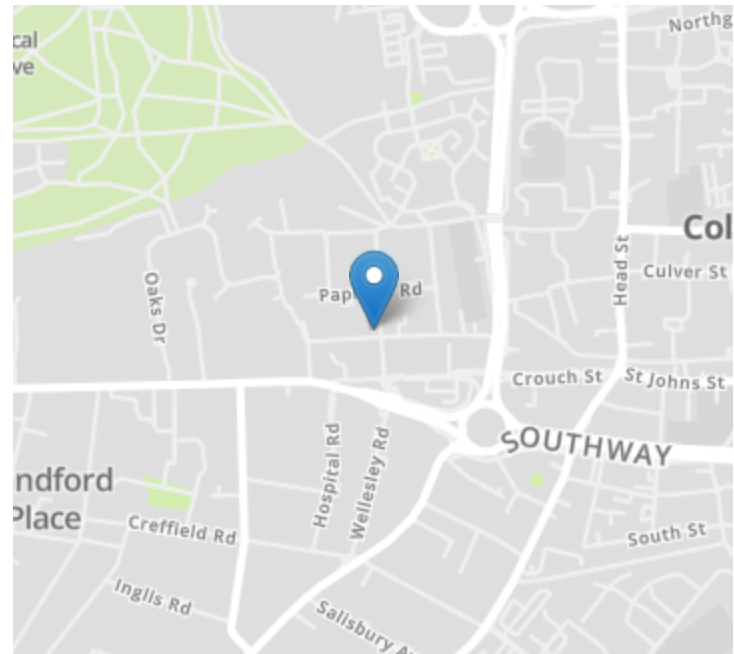
Updated EPC awaited.

# 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.