



- Highly Sought After Road Adjacent To Castle Park
- Abundance Of Period Charm & Character Throughout
- Three Generously Sized Bedrooms
- A Rare Opportunity To Acquire A Three Bedroom End Terrace Home
- Early Viewings Advised
- Overlooking A Historic Roman Wall & Seconds From Castle Park
- Private & Enclosed Courtyard Style Garden
- Permit Parking Available
- No Onward Chain

2 Roman Road, Colchester, Colchester, Essex. CO1 1UR.

**** Guide Price £280,000 - £300,000**** Set on one of the most desirable roads in town, Roman Road, this unique opportunity presents a charming three-bedroom end-terrace home, boasting one of the most scenic positions in Colchester's historic city centre. Overlooking a protected Roman Wall and just seconds from the picturesque Castle Park, the property is nestled in a peaceful and pleasant neighbourhood. A well-regarded, family-run public house, The Foresters Arms, is within walking distance, along with the vibrant city centre, offering an array of bars, independent retailers, restaurants, and leisure facilities. Requiring light modernisation throughout, the home provides the perfect canvas for a prospective buyer to reimagine their ideal living space. The ground floor features a spacious entrance hall, two formal reception rooms, a traditionally styled kitchen, and convenient storage areas. Upstairs, three generously sized bedrooms are complemented by a separate bathroom suite.



Property Details.

Ground Floor

Entrance Hallway

Living Room

13' 5" x 11' 7" (4.09m x 3.53m)

Reception Room/Dining Room



10' 6" x 9' 8" (3.20m x 2.95m)

Kitchen



11' 0" x 7' 4" (3.35m x 2.24m)

First Floor

Bedroom One



10' 8" x 8' 8" (3.25m x 2.64m)

Bedroom Two



10' 0" x 9' 8" (3.05m x 2.95m)

Property Details.

Bedroom Three



7' 8" x 7' 0" (2.34m x 2.13m)

Bathroom



Outside, Parking & Leasehold Title



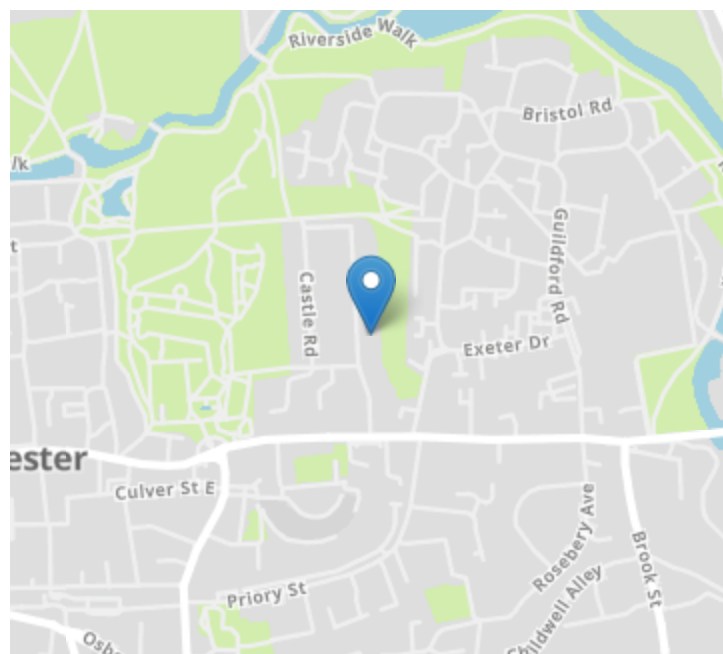
Additionally, the property benefits from owning the freehold of the apartment below, whilst receiving an annual ground rent payment, we do however advise that all buyers are to clarify this information with their solicitor.

Externally, residents benefit from permit parking as well as visitor permits. The home also offers a charming courtyard-style garden, recently upgraded with newly laid patio, ideal for alfresco dining.

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.