



- Within Striking Distance Of An Array Of Amenities, City Centre & Station
- Well Presented And Maintained Throughout
- Boasting An Array Of Character & Charm Throughout
- Parking Available To the Rear
- Spacious Accommodation
- Three Generous Bedrooms
- Dating Back To 1800's With Period Features & High Ceilings
- Low Maintenance Style Garden With Decking/Patio

55a East Hill, Colchester, Colchester, Essex. CO1 2QZ.

**** Guide Price £375,000 - £400,000 **** A remarkable three bedroom property forming part of this school house conversion in the heart of Colchester's historic City Centre and within close proximity to the Station and Castle Park. The property has been tastefully decorated by the current owner in spectacular fashion, retaining an abundance of period charm and character throughout.



Property Details.

Ground Floor

Hallway

Laminate wood flooring, radiator, staircase to first floor with utility cupboard housing plumbing for washing machine and further storage cupboard under, high ceilings, doors to:

Cloakroom

Laminate wood flooring, half clad walls, low level WC, vanity hand wash unit with storage cupboards under, UPVC window to side.

Living Room



16' 6" x 14' 2" (5.03m x 4.32m) Oak flooring, radiator, two UPVC windows to front and side, open brick fireplace, high ceilings incorporating ceiling rose.

Kitchen/Dining Area



22' 9" x 7' 8" (6.93m x 2.34m) Tiled flooring, radiator, contemporary range of re-fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge/freezer, dishwasher to remain, inset sink unit, two UPVC windows to side, UPVC French doors to rear.

Landing

Featuring a stunning raised skylight, with doors to:

Bedroom One



14' 2" x 11' 8" (4.32m x 3.56m) Radiator, two UPVC windows to front, two built in wardrobes, original feature fireplace.

Bedroom Two



14' 2" x 7' 9" (4.32m x 2.36m) Radiator, UPVC window to side.

Property Details.

Bedroom Three



11' x 8' 3" (3.35m x 2.51m) Radiator, UPVC window to side.

Bathroom



Tiled flooring, fully tiled walls, beautifully fitted white suite comprising of low level WC, pedestal hand wash basin and panel bath with integrated shower over, extractor fan, two integrated double storage cupboards, UPVC window to rear.

First Floor Cloakroom



Vinyl flooring, half tiled walls, low level WC, period style vanity hand wash basin, UPVC window to side.

Outside

The main entrance door is accessed via private gating to the front, shared with the neighbouring property. There is also a gate providing secure side access.

Rear Garden

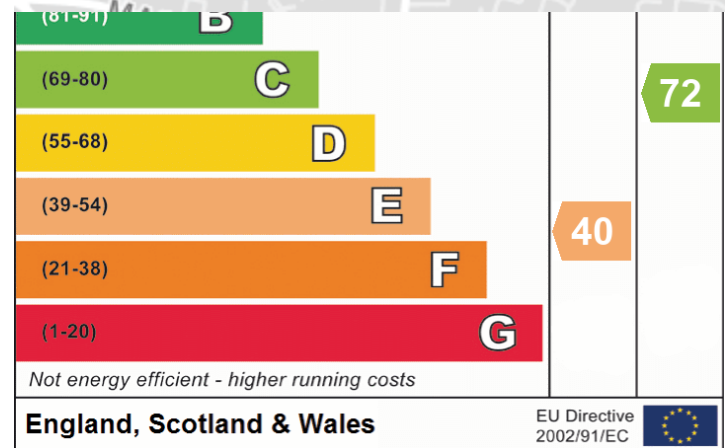
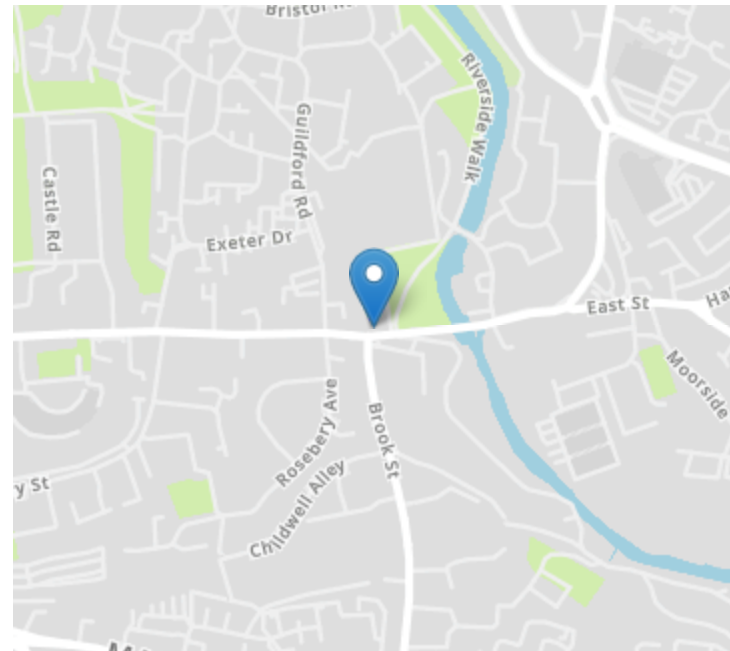


To the rear of the property there is an attractive garden, fully landscaped by the current owners to a low maintenance design. The garden itself features a paved sun patio, with steps from here leading towards the remainder of the garden which is laid with inset decking. There is also a large shed/workshop which is to remain.

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.