

Dolphin Cottage, 53 St. Johns Green, Colchester, Essex, CO2 7EZ



Freehold

Guide Price

£450,000

Subject to contract

On The Green

3 bedrooms
2 reception rooms
1 bathroom



Some details

General information

A three bedroom semi-detached cottage located on St Johns Green, enjoying views over the Green and Abbey Gate from most rooms. This charming cottage offers a wealth of character and is offered For Sale with no onward chain.

The accommodation in brief comprises of welcoming entrance hall leading into the dining area with a stair flight rising up to the first floor with an under stairs storage cupboard, exposed beams, brick built fireplace with doors to the kitchen, inner lobby and lounge.

The lounge has a brick built fireplace with inset wood burning stove, exposed beams, radiator and views over St Johns Green.

The kitchen has a range of worksurfaces with cupboards and drawers under, single sink and drainer unit, space for a fridge/freezer, washing machine and cooker, exposed beams, wall mounted boiler, tiled floor and a door to the garden.

The lobby has a wash hand basin with a port hole window to the front, a door into the cloakroom which has a WC and a window to the rear. The lobby also has a door into the sitting room, which has a window to the front overlooking the green, a radiator and French doors leading onto the garden.

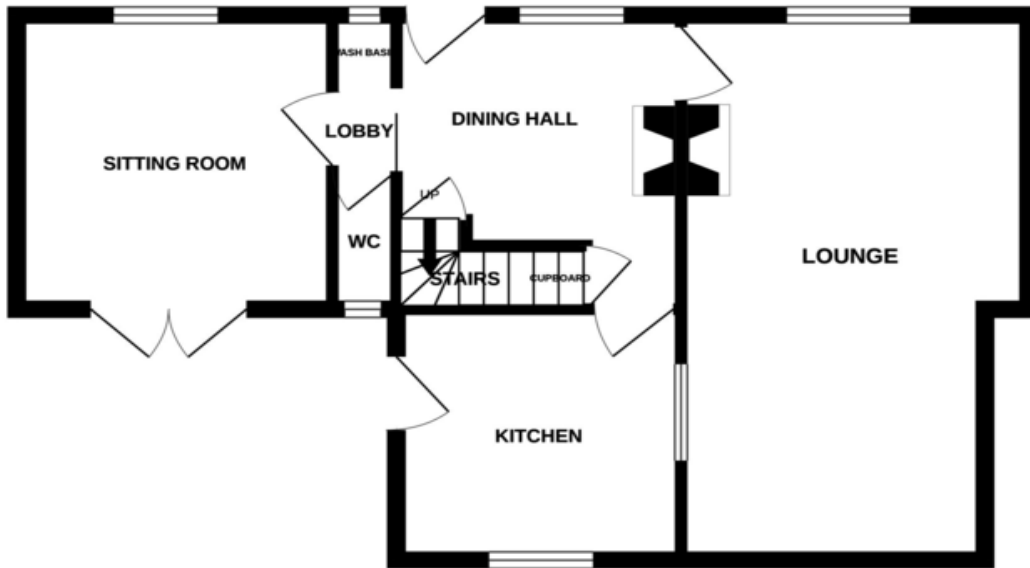
On the first floor, the landing provides access to all three bedrooms and the bathroom. Bedroom one has a fitted wardrobe, feature fireplace, access to an airing cupboard, views overlooking the green to the front and features storage shelves. Bedroom two is a dual aspect room with a window to the front overlooking the green once again and a window to the rear overlooking Abbey Gate, exposed floorboards, a radiator, and a wash hand basin. Bedroom three has a radiator and a window to the front overlooking the green.

The bathroom has a panel bath, WC, shower cubicle, wash hand basin, bidet, access to loft space and a radiator.



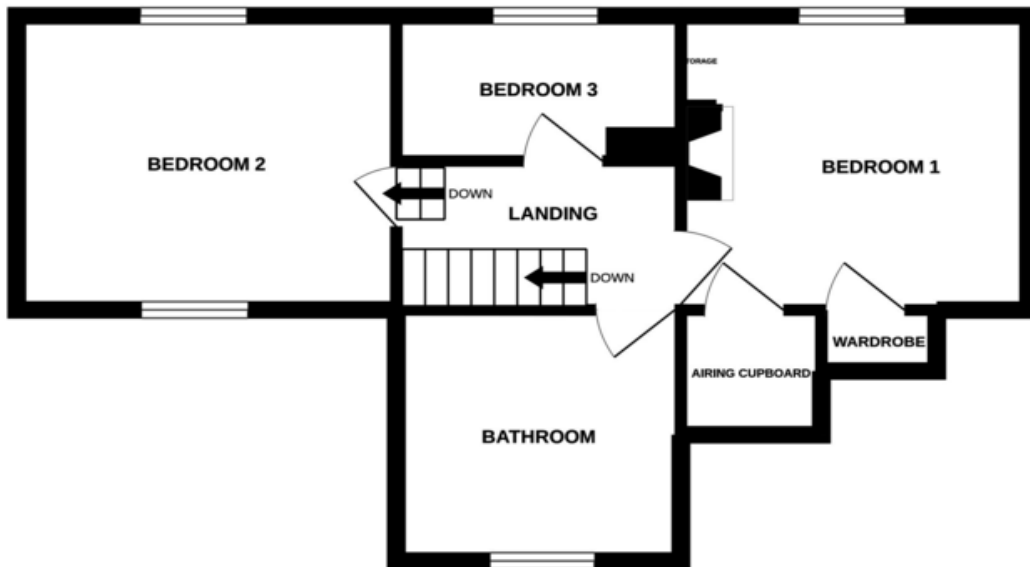
Located on St Johns Green, this charming cottage has a wealth of character with direct views over the green and towards St Johns Abbey Gate, Located a short walk from Colchester town centre.

GROUND FLOOR



1ST FLOOR

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Dining hall

9' 0" x 8' 6" (2.74m x 2.59m)

Lounge

17' 0" x 11' 0" narrowing to 9' 0" (5.18m x 3.35m)

Sitting room

10' 0" x 10' 0" (3.05m x 3.05m)

Kitchen

9' 0" x 8' 0" (2.74m x 2.44m)

Cloakroom

4' 0" x 2' 0" (1.22m x 0.61m)

Lobby

3' 0" x 2' 0" (0.91m x 0.61m)

First floor landing

9' 6" x 4' 7" (2.9m x 1.4m)

Bedroom one

7' 4" x 9' 8" (2.24m x 2.95m)

Bedroom two

13' 8" x 10' 2" (4.17m x 3.1m)

Bedroom three

9' 6" x 5' 5" (2.9m x 1.65m)

Bathroom

9' 0" x 8' 7" (2.74m x 2.62m)



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Particulars for Dolphin Cottage , 53 St. Johns Green, Colchester, CO2 7EZ

Outside

To the rear of the property there is an enclosed garden with a concrete patio area, formal lawned garden beyond, the garden has mature flower and shrub borders and is predominantly enclosed by wooden fencing and partially walled with a pedestrian gate leading onto St Johns Green.

Location

The property is situated in an enviable position on St Johns Green with a wonderful outlook from most rooms in the house. Just a short walk from the property is the highly regarded St Johns Green Primary school. The property is also situated within walking distance to Colchester town centre with a wide range of shopping facilities, wine bars, restaurants, The Mercury Theatre, The Curzon Cinema and Firstsite Art Gallery.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - JBG

Agents note

We understand that the property is located in a conservation area.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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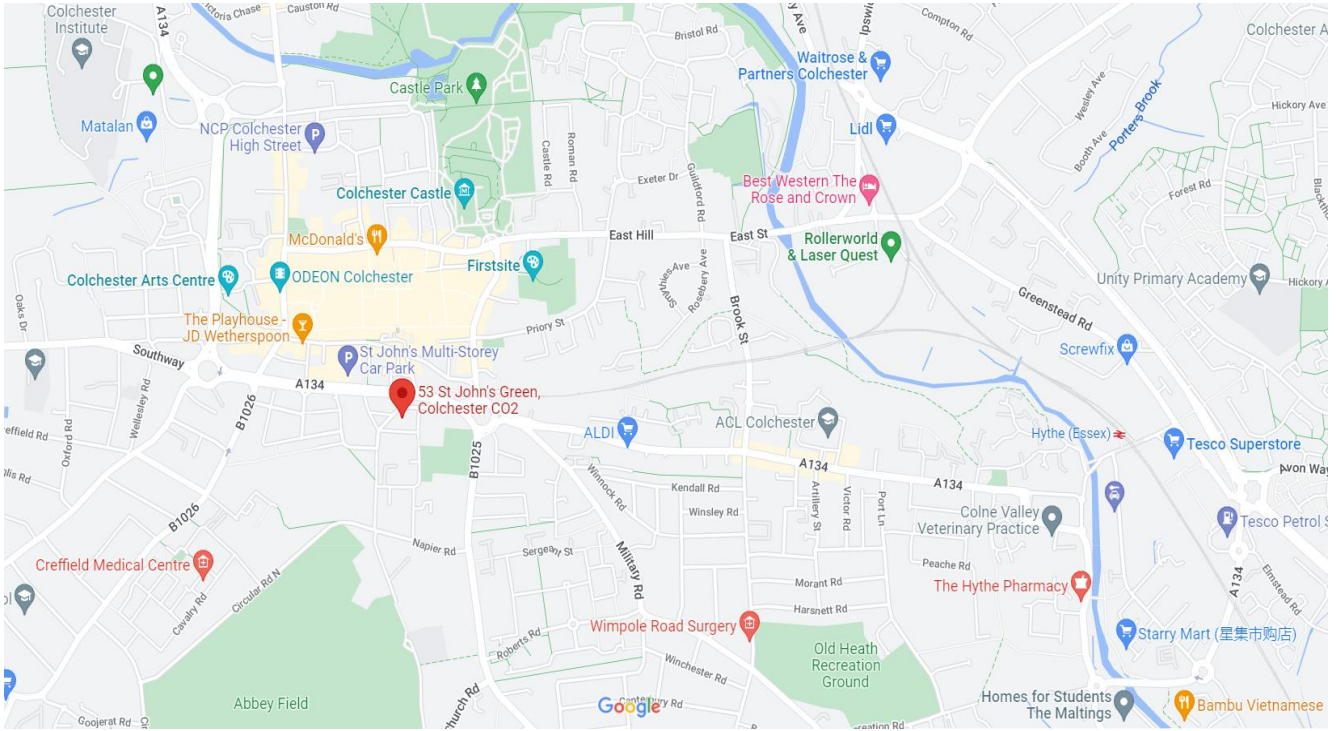
Viewing

To make an appointment to view this property please call us on 01206 763 388.

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Directions

Proceed on foot out of Colchester town centre along Abbeygate Street, go under the under pass into St Johns Green passing the school before turning left where the property can be located on St Johns Green.

To find out more or book a viewing

01206 763 388

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