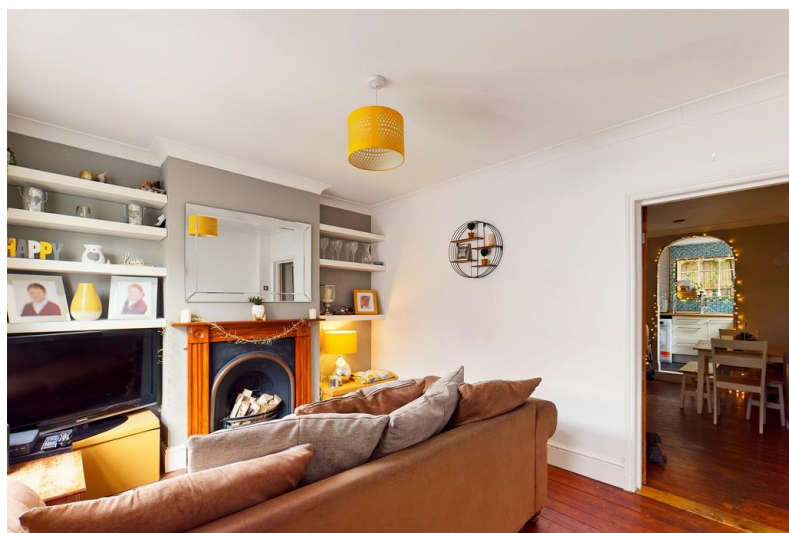
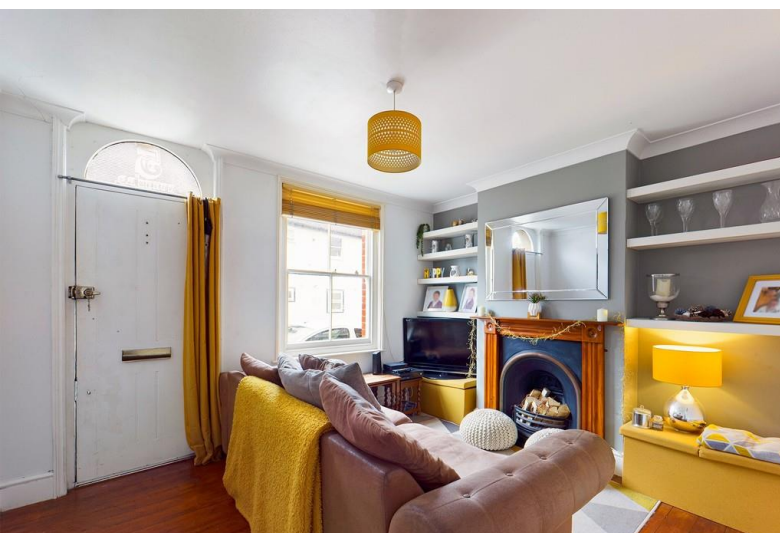




Nunns Road
Colchester CO1 1EJ

- NO CHAIN
- Ideal investment opportunity
- Spacious living areas
- Central location, just a few minutes walk to Colchester Town

Offers In Excess Of £265,000
EPC Rating '60'





Property Description

Set in the highly sought after and most desirable Dutch Quarter this stylish 1890's Victorian House is oozing with original features and is full of character. Just a short walk into the Town Centre where an abundance of shops and local amenities can be found.

Enter through the front door into a beautifully light filled living area with original fireplace and recessed area with shelving to back wall.

The attractive stained pine wood flooring flows through into the dining area, where you will discover a stunning bespoke Cotswold stone fireplace to your left. Large under stairs storage cupboard and patio door to the far left of the room that leads out to the rear courtyard.





Follow through to the arched opening to the kitchen with light base units and twin electric oven with ceramic worktop, feature blue mosaic tiled splash back to rear wall with window overlooking courtyard and an additional window to side allowing plenty of light to flood through. Black slate flooring throughout.

Take the wooden banister stairs to the quality Sisal carpeted landing, which has a loft overhead.

To the right you will find the master bedroom, this is a generous sized double room with feature fireplace and rear wall with recess either side for shelving or can also be used to fit wardrobes.



Continue along the landing and to your left you will find the second bedroom, a double size with original feature fireplace, handy built-in wardrobe, recess space to fit additional furniture and window to side with views over rear courtyard.

To the end of the landing you will reach the spacious and fully tiled bathroom with white panelled bath and shower over, WC with wooden seat, large hand basin with mirror above, extractor and obscure glass window..

Outside

This beautiful home comes with a tiled courtyard with raised decking, perfect for entertaining and hosting barbeques over summer, with side gate access. Permit parking is available for residents.

This is a very unique home, full of character with many attractive features, homes like these do not come up very often, so to avoid disappointment get in touch today to arrange a viewing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		