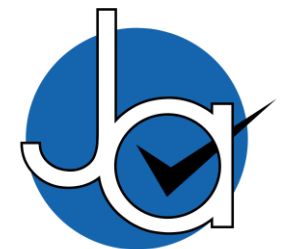




**4 bedroom  
Town House  
located in  
Colchester.**

**Guide Price  
£450,000 - £500,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# 48 East Hill Colchester CO1 2QY

## FULL DESCRIPTION

### OVERVIEW

Tucked away in the historical heartbeat of Colchester sits a Grade II Listed terrace house, a venerable treasure dating back to the 16th century. This house is a living narrative of the bygone days, brimming with antiquity and allure, distinguished by its cadre of original features. The wooden beams that course through the structure bestow an authentic, old-world atmosphere throughout.

The house unfolds across three levels, artfully blending the allure of antiquity with the essentials of contemporary living. Stepping through the front door, one is welcomed by the charming, combined space of the sitting and dining room, where the open framework and original timbers immediately draw the eye. The sitting area is warmed by the historic ambiance of an Inglenook fireplace set in red brick, while the dining section is equally charming with its red brick Inglenook fireplace and commanding bressummer above, an ideal setting for convivial dinner parties and cherished conversations.

The kitchen/breakfast room strikes a fine balance between rustic charm and modern-day amenities, furnished with an array of storage options seamlessly incorporated into the design. Climbing the stairs to the first floor, one is met with even more of the home's character in the exposed timber-lined landing, leading to the master suite and a well-appointed second bedroom. Both rooms are replete with historic touches like sash windows and characteristic fireplaces, truly making this home a living piece of history designed for modern life.

Ascending to the second floor, the charm of this home continues to unfold with two more bedrooms, each beaming with individuality, highlighted by the visible beams and structural studwork. The floor is completed with the presence of a traditional family bathroom that features a classic roll-top freestanding bathtub, complemented by a window overlooking the rear that invites a cascade of daylight to fill the room. Stepping outside, the property presents a tranquil garden sanctuary, where lush grass is neatly ensconced within the privacy of surrounding fences and brickwork. This secluded haven is a perfect slice of tranquillity for leisure and entertaining in the open air.

This venerable house is not just a residence but a part of the vibrant community of Colchester, where the convenience of local amenities enriches daily life. Everything from shopping venues to gastronomic spots, educational institutions, and the essential railway station with direct links to London Liverpool Street is at the doorstep, ensuring that this home is not only a historical treasure but also a hub of modern connectivity and convenience.



4



2



2



A



EPC

D





## **MEASUREMENTS**

Lounge - 5.05m x 4.70m (16'7" x 15'5") max.

Dining Room - 5.18m x 5.08m (17'0" x 16'8") max

Kitchen - 3.45m x 3.3m (11'4" x 10'10")

Bedroom One - 4.40m x 3.90m (14'5" x 12'10")

Bedroom Two - 3.33m x 2.91m (10'11" x 9'7")

Bedroom Three 3.92m x 3.50m (12'10" x 11'6")

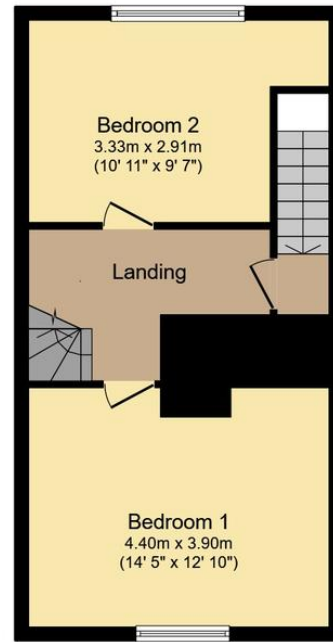
Bedroom Four 2.80m x 2.35m (9'2" x 7'9")



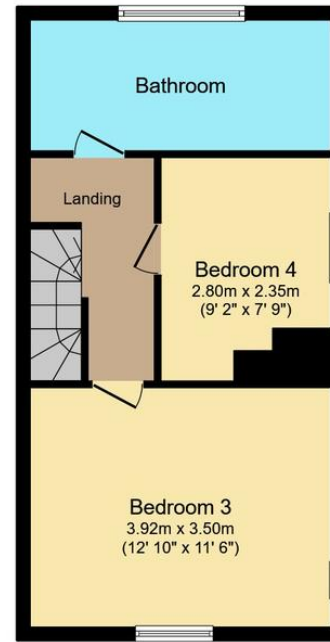
## FLOORPLAN



**Ground Floor**



**First Floor**



**Second Floor**

## DIRECTIONS

### CONTACT

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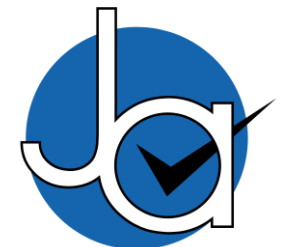
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Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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