



## 2 bedroom Mid Terraced House located in Colchester.

Guide Price  
£180,000 - £200,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Brook Street Colchester CO1 2UT

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £180,000 TO £200,000\*\*\*

Nestled in a residential street close to Colchester's city centre, Brook Street is a charming two- bedroom mid- terraced home offering well- proportioned living accommodation, character features, and a practical layout ideal for first- time buyers, commuters, or investors.

### STEP INSIDE

Stepping through the front door, you enter into the lounge, a welcoming space measuring 6.17m x 3.66m (20'3" x 12'0") when combined with the adjoining dining area. The lounge section is carpeted, providing a cosy area for relaxing, while the dining area features wood effect flooring, offering a natural divide between the two spaces. A staircase rises to the first floor, and a useful understairs cupboard provides additional storage.

To the rear of the home, the kitchen enjoys views over the garden and is fitted with wooden shaker style cabinetry paired with marble effect countertops. The room measures 3.79m x 1.39m (12'5" x 4'7") and includes a gas hob, electric oven, and space for a washing machine. A rear door leads directly out to the garden.

Upstairs, the first floor offers two bedrooms plus a study/Storage cupboard.

Bedroom One, located at the front of the property, is a generous double measuring 3.63m x 3.31m (11'11" x 10'10").

Bedroom Two, overlooking the rear, measures 2.25m x 2.38m (7'5" x 7'10") and is suitable as a guest room, child's bedroom, or dressing room.

The versatile study/storage cupboard measures 1.82m x 1.32m (5'11" x 4'4"),

The bathroom, located at the rear of the first floor, is a well sized room measuring 3.79m x 1.89m (12'5" x 6'2") and fitted with a three piece suite including a bathtub with a shower over, pedestal wash basin, and WC.

### STEP OUTSIDE

The property includes a practical courtyard garden offering a simple, low- maintenance outdoor space. Enclosed and private.

### THE LOCATION

Brook Street, Colchester is situated in a highly accessible urban area within the Castle ward, placing it conveniently close to the heart of Colchester.

The nearest railway station, Colchester Town, is just 1 km away, giving a strong indication of the property's proximity to the city centre, as the station sits within the central urban area. The property also benefits from nearby supermarkets and other amenities.



2



1



2



B



EPC

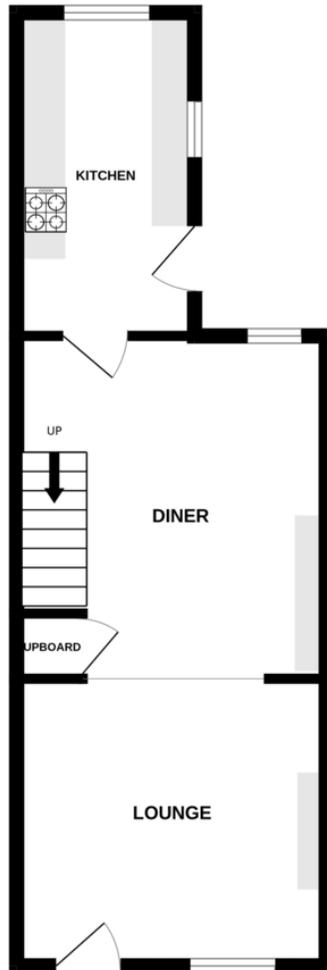
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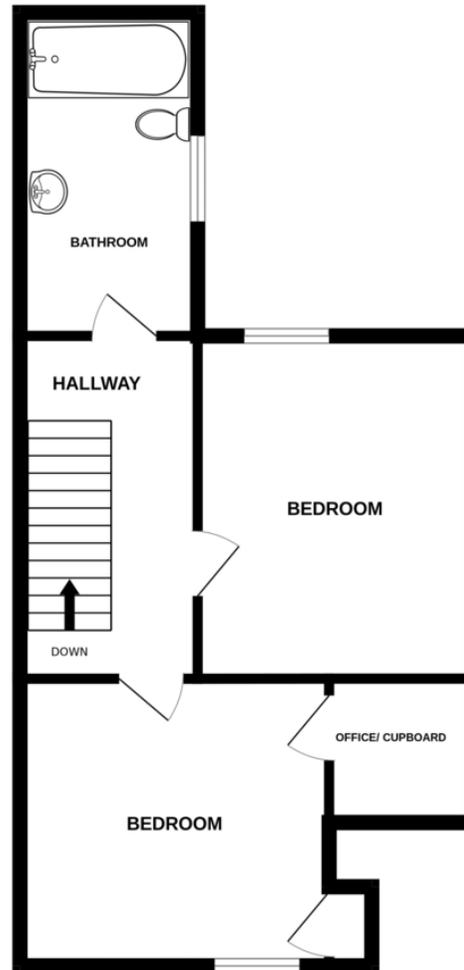


# FLOORPLAN

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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