



**Roman Road, Colchester, CO1 1UR**

**welcome to**

**Roman Road, Colchester**

This attractive semi detached Victorian home is situated in the popular and rarely available ROMAN ROAD, within very close walking distance of the city centre, train station & Castle Park. The property offers spacious accommodation, character features, a cellar, home office/study and off road parking.



**Early viewing is essential of this lovely family home situated in this extremely popular road in Colchester, offering plenty of charm and character.**

**Ground floor accommodation comprises spacious entrance hall, three reception rooms, cloakroom, kitchen/breakfast room and utility room. There is also a useful cellar currently used as a games room.**

**The first floor offers four good size bedrooms, an en suite shower room, family bathroom and separate w.c.**

**Externally there is an attractive mature rear garden which is enclosed and provides a lovely private space for relaxing. There is the added benefit of a driveway providing off road parking and giving access to a garage which also offers a home office/study at the rear.**

**Entrance Door To:**

#### **Entrance Hall**

Entrance door to front with stained glass, stairs to first floor with under stairs storage cupboard under, radiator, doors to:

#### **Cloakroom**

Low level w.c., wash hand basin, feature stained glass window.

#### **Sitting Room**

15' 3" x 12' 9" ( 4.65m x 3.89m )  
Feature fireplace, carpet, sash window to front, stained glass window.

#### **Dining Room**

13' 9" x 10' 6" ( 4.19m x 3.20m )  
Sash window to front, exposed floorboards, radiator.

#### **Living Room**

18' 9" x 13' ( 5.71m x 3.96m )  
Exposed floorboards, feature fireplace, crittall windows and French doors to rear.

#### **Kitchen / Breakfast Room**

14' 8" max x 12' 9" max ( 4.47m max x 3.89m max )  
Range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for cooker with extractor over, space for American style fridge/freezer, space for further appliances, tile effect flooring, sash window to rear, wooden door with stained glass panel to:

#### **Utility Room**

Space for washing machine/tumble dryer, wooden door to garden with stained glass panel, skylight window.

#### **First Floor Accommodation**

#### **Landing**

Access to loft (part boarded), radiator, carpet, doors to:

#### **Master Bedroom**

12' 6" max x 11' 9" max ( 3.81m max x 3.58m max )  
Feature fireplace, built-in storage cupboard, radiator, sash window to rear, carpet, door to:

#### **En Suite**

Shower cubicle, low level w.c., wash hand basin, lino flooring, radiator, sash window to rear, two internal obscure windows to side.

#### **Bedroom Two**

13' 6" to face of cupboard x 12' 9" ( 4.11m to face of cupboard x 3.89m )  
Sash window to front, radiator, built-in cupboard, wood flooring.

#### **Bedroom Three**

12' 7" to front of wardrobe x 12' 7" ( 3.84m to front of wardrobe x 3.84m )  
Sash window to front, built-in wardrobes to one wall, radiator, carpet.

#### **Bedroom Four**

13' x 7' 7" ( 3.96m x 2.31m )  
Built-in wardrobe cupboard, carpet, sash window to rear.

#### **Bathroom**

Panel enclosed bath with shower over, pedestal wash hand basin, radiator, built-in storage cupboard, boiler, extractor fan, lino flooring.

#### **Cloakroom**

Low level w.c., wash hand basin, sash window to front.

#### **Outside**

There is a driveway to the front providing off road parking and giving access to the Garage which measures 27'10 x 7'7 with further door to an Office measuring 10' 7 x 7' 9 with windows to side and rear, power and light connected.

There is an attractive rear garden which is mainly laid to lawn with mature shrubs, trees, flowers and paved seating areas. There is a side door giving access to the Garage/Office.

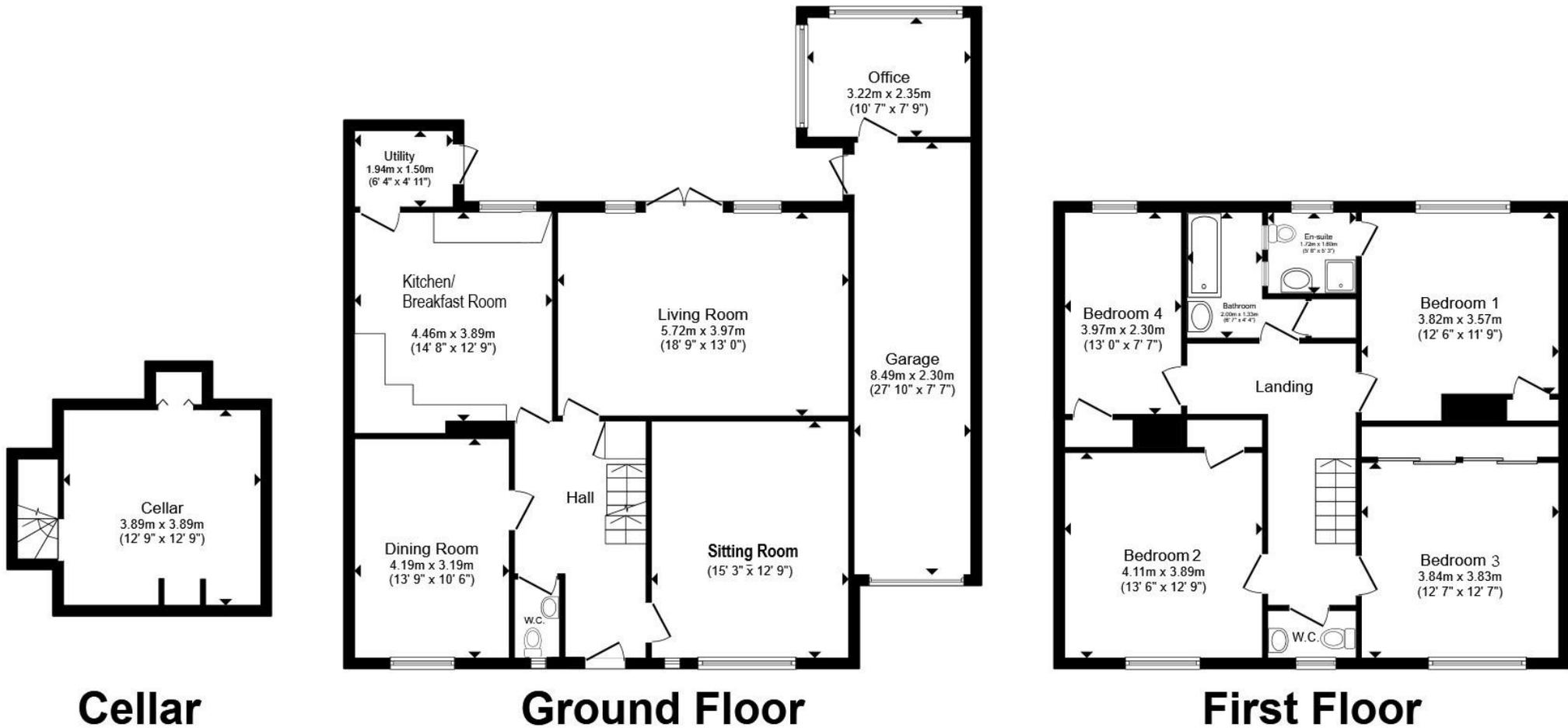
#### **Cellar**

12' x 12' ( 3.66m x 3.66m )  
This is good size room which is currently being used as a Games Room.



**view this property online** [williamhbrown.co.uk/Property/CCS121332](http://williamhbrown.co.uk/Property/CCS121332)





Total floor area 218.4 m<sup>2</sup> (2,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Roman Road, Colchester

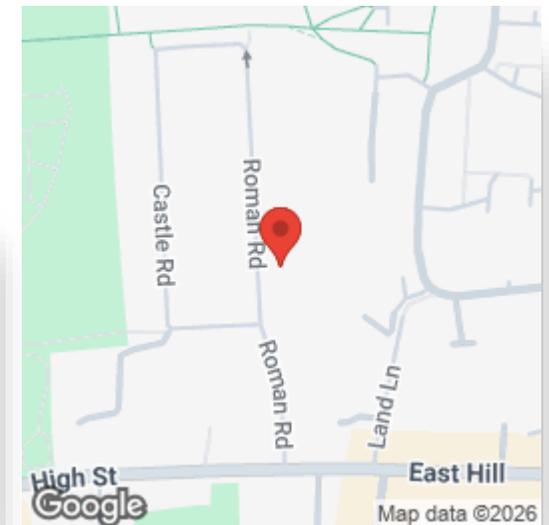
- Victorian Semi Detached Character Home
- Three Reception Rooms
- Four Good Size Bedrooms
- Two Cloakrooms, En Suite & Bathroom
- Generous Garden, Parking & Garage
- Home Office / Study
- Short Walk To City Centre & Castle Park

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£750,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS121332](http://williamhbrown.co.uk/Property/CCS121332)



Property Ref:  
CCS121332 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



[williamhbrown.co.uk](http://williamhbrown.co.uk)