

25 Castle Road, Colchester, CO1 1UW



Freehold

Offers In Excess Of

£400,000

Subject to contract

3 bedrooms
2 reception rooms
1 bathroom



Some details

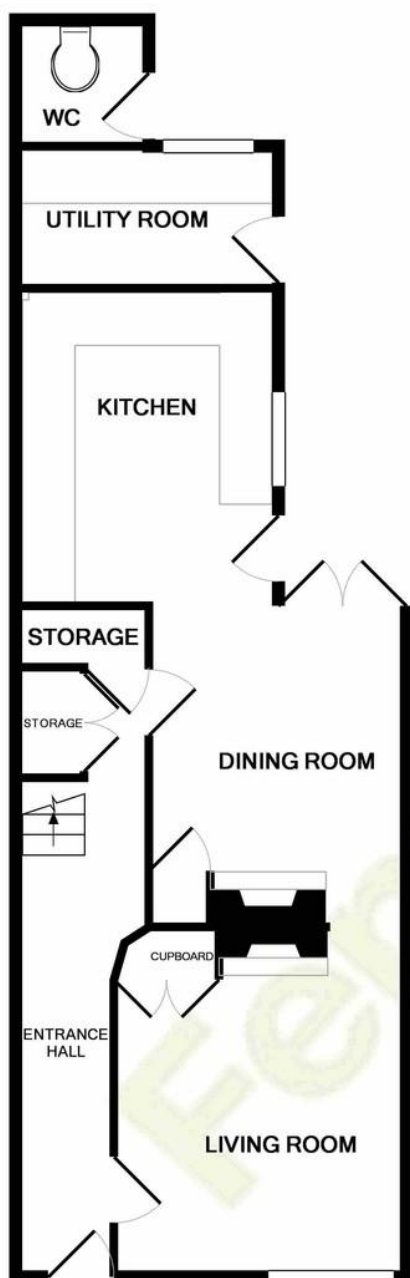
General information

A delightful detached cottage in the superior and much desired Castle Road offering modernised accommodation with character, and offered with no onward chain. The accommodation comprises a part glazed timber door giving access to the entrance hall with stairs to the first floor with two large storage cupboards under and doors giving access to both the dining room and living room. The living room to the front is a charming front reception with sash window to front, open fireplace with log burner and built in storage cupboard beside with an opening giving access to the dining room with French doors opening to the rear gardens, feature fireplace with storage cupboard to side and an opening into the kitchen. Both the living room and dining room have matching laminate flooring. Both the receptions have the original bell style cast iron radiators. The kitchen has a character style kitchen offering a generous range of storage cupboards and drawers with block wood work surfaces over including an inset butler sink with mixer taps over. There is a built in dishwasher and spaces for further appliances including a space for a double oven. The room has a fireplace surround over the double oven and sash window to side, door giving access to the rear garden. Externally there is a utility room with work surfaces and storage cupboards under, space and plumbing appliances. There is an external cloakroom with low level wc.

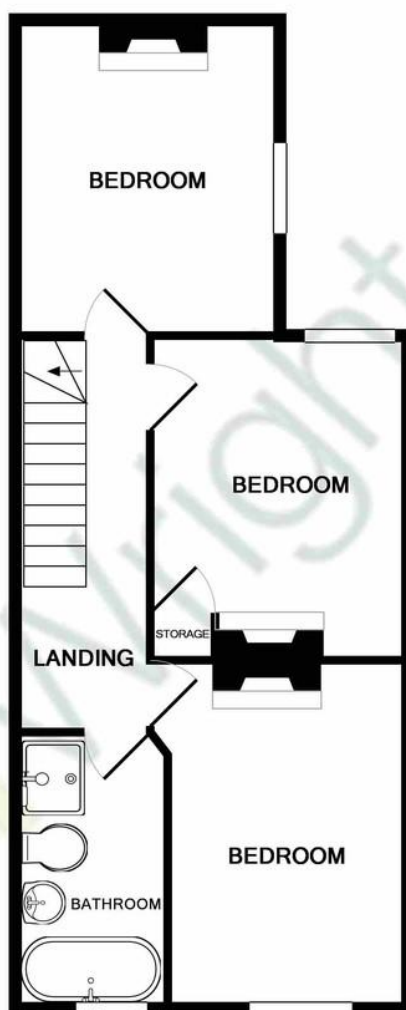
The first floor begins with a landing with loft access and doors giving access to the three bedrooms and family bathroom. The main bedroom is a double bedroom with feature fireplace and sash window to front. The second bedroom is another double with sash window to rear, feature fireplace and built in storage cupboard. The third is a large single bedroom with sash window to side and feature fireplace. The family bathroom has been stylishly appointed with a free standing ball and claw bath with shower and mixer taps over, wash hand basin set into vanity unit, high level wc and shower cubicle with stylish tiling. The room also benefits from spotlights over, heated towel rail and part obscured sash window to front.



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance hall

Living room

13' 0" x 10' 11" (3.96m x 3.33m)

Dining room

10' 5" x 9' 8" (3.18m x 2.95m)

Kitchen

11' 11" x 9' 10" (3.63m x 3m)

Utility room

Cloakroom

Landing

Bedroom one

13' 0" x 9' 0" (3.96m x 2.74m)

Bedroom two

11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom three

11' 11" x 9' 9" (3.63m x 2.97m)

Bathroom

9' 7" x 5' 10" (2.92m x 1.78m)



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The outside

The property has a small enclosed front garden enclosed by a feature brick wall with cast iron railing feature above. The gateway giving access to a pathway leading to the front door and continuing round to the side gate giving access to the rear garden. The garden is planted with shrubs. The rear garden commences with a slate patio with raised feature planting bed, slate stone pathway giving access to the rear garden and the remainder of the garden is enclosed by kerb stones and is laid to lawn. The garden is enclosed by a mix of brick walls and timber fencing.

Where?

The property offers a superb town centre location close to Colchester Castle and within walking distance of all shopping facilities, bars, restaurants, a multi-screen cinema and the Mercury Theatre. Colchester Town railway station is also within walking distance providing links to London Liverpool Street and the coastal towns of Frinton, Walton and Clacton.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - E

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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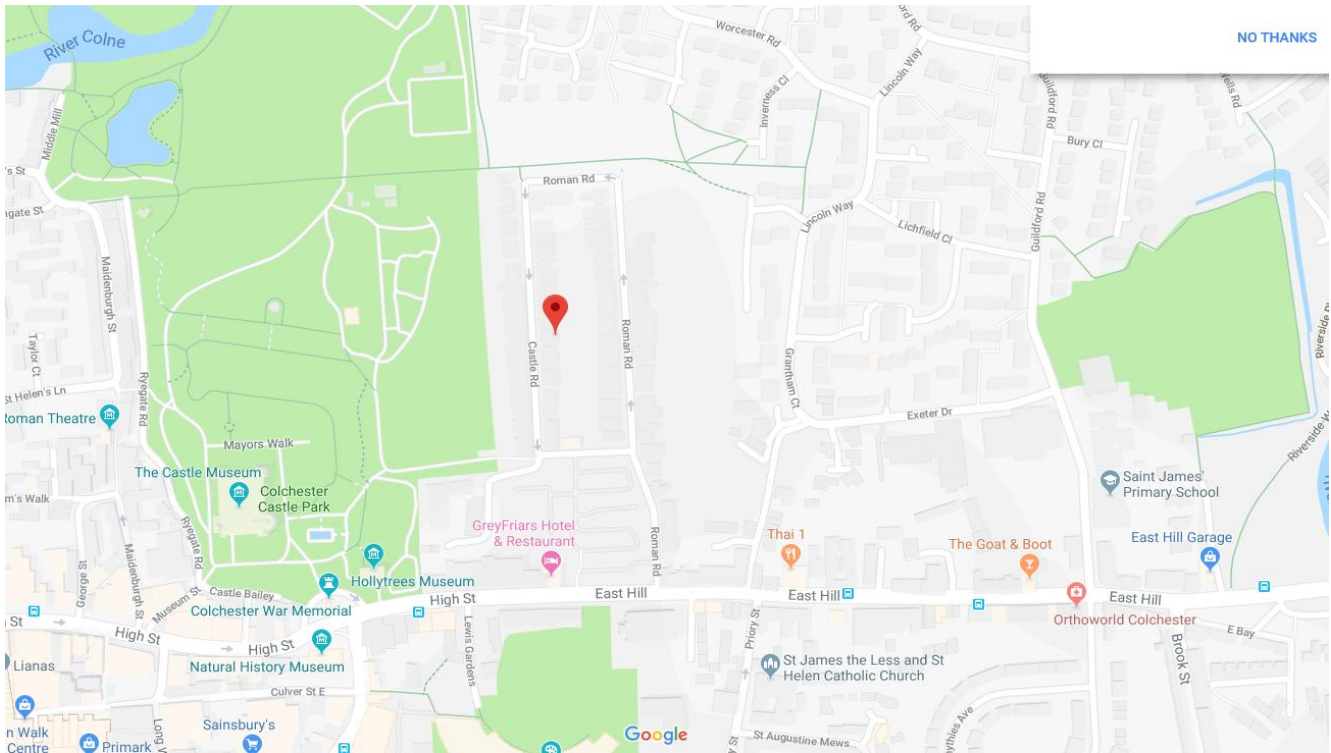
Viewing

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

Have *your*
home valued
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and get **FREE** professional
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NO THANKS

Directions

Heading down Colchester High Street past Colchester Castle joining East Hill where you will shortly find Roman Road on the left hand side. Continue into Roman Road, follow the road to the very end and continue left as you join Castle Road and you will shortly find the property on the left hand side. Ref: 33631JRB

To find out more or book a viewing

01206 763 388

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Particulars for 25 Castle Road, Colchester, CO1 1UW

