



## Providence Place, Colchester

A fully refurbished two-bedroom home positioned close to Colchester City Centre, offering modern interiors, practical living space and a private rear courtyard garden.

The property has been updated throughout and now provides contemporary kitchen and bathroom fittings, new flooring and carpets, neutral décor and recessed lighting. With the living accommodation arranged over two floors, the layout is both efficient and well-balanced, making it ideal for first-time buyers, investors or those seeking a centrally located home.

Guide price £220,000

# Providence Place

Colchester, CO1



- Fully refurbished two bedroom home
- Separate utility area
- Enclosed rear courtyard garden
- Utility room
- Modern fitted kitchen with integrated oven & hob
- Bright sitting room with feature open staircase
- Convenient central Colchester location
- Contemporary bathroom with walk-in shower
- Second reception room perfect for formal dining area or home office
- Large front garden

## The Property

The front door opens into a bright and welcoming sitting room. Finished in neutral tones with grey carpeting and recessed spotlights, the space feels clean and modern. The open staircase rises from the room, creating a contemporary focal point while still allowing for practical furniture placement.

To the rear of the property is the newly fitted kitchen, well laid out with gloss units, wood-effect worktops and a stylish tiled splashback in muted blue and grey tones. There is an integrated oven, hob and extractor, along with ample storage and preparation space. The kitchen connects naturally to the rest of the ground floor, creating a functional flow for everyday living.

Beyond the kitchen sits a separate utility area, providing space and plumbing for appliances as well as housing the boiler. This additional space keeps the kitchen uncluttered and adds valuable practicality.

There is a second reception room downstairs which could be used as a formal dining area, home office or guest accommodation.

The ground floor bathroom has been finished in a striking contemporary style, featuring marble-effect wall panels, a walk-in shower enclosure, vanity unit with wash basin and WC. The overall finish is modern, low-maintenance and in keeping with the refurbishment throughout the home.

Upstairs, the first floor offers two well-proportioned bedrooms, both decorated in soft neutral shades and fitted with grey carpeting. The principal bedroom provides comfortable double accommodation, while the second bedroom offers flexibility as a smaller double, generous single, nursery or home office. Both rooms benefit from recessed lighting and a bright, fresh feel. It is also worth considering there could be the potential to add a further 3rd upstairs bedroom with an extension, subject to planning.

## The Outside

To the rear is an enclosed courtyard-style garden with patio surface, providing a low-maintenance outdoor space ideal for seating and entertaining. The garden is bordered by fencing and brick walls, offering privacy and security.

To the front, the property benefits from a lawned garden with pathway leading to the entrance. The surrounding street scene comprises a mix of traditional terraces and more modern residential homes.

## The Area

Providence Place is conveniently located within easy reach of Colchester City Centre, where there is a wide selection of shops, restaurants, cafés and leisure facilities.

Colchester North and Hythe railway stations provide direct rail services to London Liverpool Street, making the property well suited to commuters. The city itself is rich in history, home to Colchester Castle and Castle Park, while also offering excellent retail facilities, supermarkets, schooling options and healthcare services.

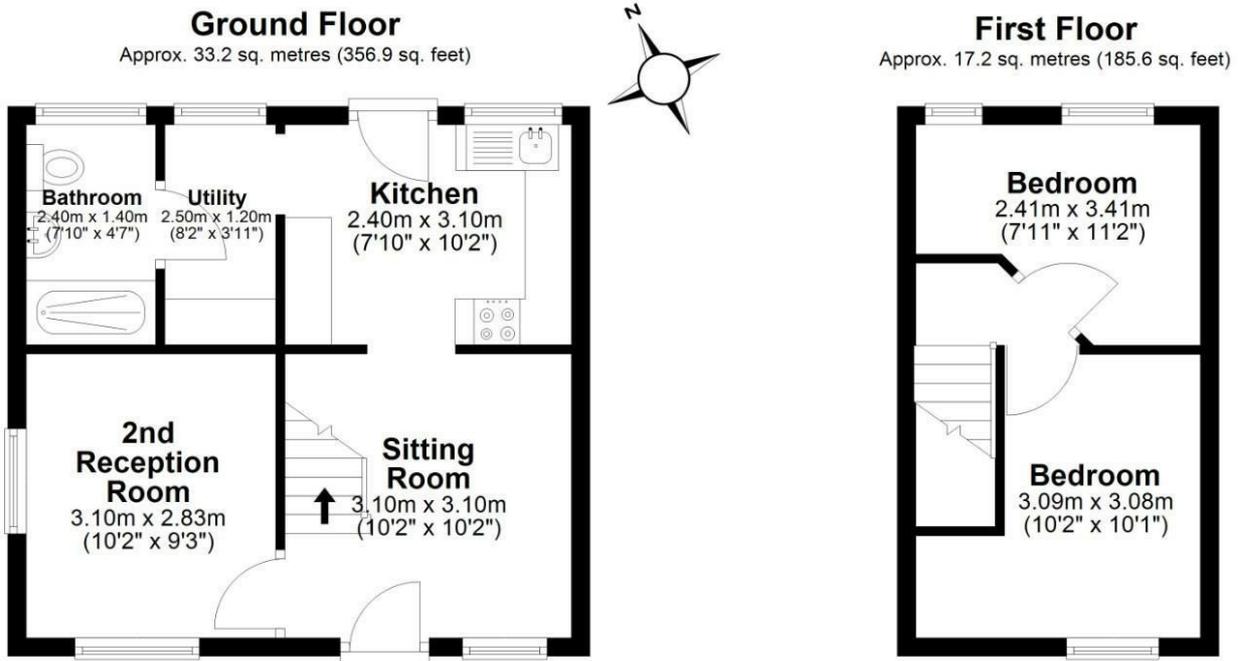
## Further Information

Tenure - Freehold

Council Tax - Colchester Band A



# Floor Plan



**Total area: approx. 50.4 sq. metres (542.5 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

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