



## Mill Street, Colchester

**\*\*GUIDE PRICE £250,000-£260,000\*\*\*** Set along a quiet stretch of Mill Street, this characterful red-brick terrace unfolds across three floors, balancing practical modern updates with retained period charm. The interiors are bright and well-proportioned, with a natural flow from the living spaces through to a carefully arranged kitchen and garden beyond. A versatile top-floor room and a thoughtfully designed outdoor space add to the home's sense of flexibility and ease.

Guide price £250,000

# Mill Street

Colchester, CO1



- Transport Links Direct to London Liverpool Street
- Separate living room with original proportions
- Character features with contemporary finish
- Approx. 850 sq ft / 79 sq m of internal space
- Versatile loft room set within the eaves
- Centrally located within walking distance of Colchester city centre
- Thoughtfully updated kitchen with adjoining utility room
- Private, low-maintenance rear garden with pergola

## The Property

Stepping directly into a welcoming living room, where soft natural light falls across timber effect floorboards, lending warmth and texture to the space. The proportions are comfortable and well balanced, creating a calm and inviting setting.

To the rear, the kitchen has been sensitively updated with muted cabinetry and generous work surfaces, offering a clean and functional environment for cooking and gathering. Beyond, a separate utility room provides additional storage and laundry space, subtly delineating the more practical aspects of the home. The bathroom sits just beyond, arranged simply and efficiently.

Upstairs, two bedrooms occupy the first floor, each enjoying good natural light and a pleasing sense of scale. The rooms are versatile, equally suited as sleeping quarters, dressing rooms or workspaces.

A further staircase rises to the top floor, where a generous loft room is set beneath the eaves. With its sloping lines and quiet atmosphere, it lends itself well to use as a home office, studio, guest room or third bedroom.

## The Outside

The rear garden has been designed with ease of maintenance in mind, combining gravel and paving to create a series of defined outdoor zones. A timber pergola shelters a seating area, offering a natural focal point for outdoor dining or relaxation.

Timber fencing encloses the space, providing privacy, while a garden shed offers useful storage. Carefully positioned planting softens the edges, adding colour and texture throughout the seasons.

## The Area

Mill Street lies within easy reach of Colchester's historic city centre, one of the oldest recorded towns in Britain. The area offers a well-balanced mix of independent shops, cafés and restaurants, alongside cultural highlights such as Firstsite gallery and Colchester Castle.

Green spaces are close by, including Castle Park, while the surrounding countryside and coastline are easily accessible.

Transport links are excellent, with Colchester Town and Colchester North stations providing regular services to London Liverpool Street in under an hour, making the house well positioned for both local living and commuting.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band C

Construction - Brick

Mains Gas, Sewerage, Electricity and Water

Sellers position - needs to secure onward purchase



# Floor Plan

## Mill Street, Colchester, CO1 2AH

Approximate Gross Internal Area = 850 sq ft / 79.0 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
<p>Key: energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Key: environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(61-80) <b>B</b></p> <p>(41-60) <b>C</b></p> <p>(21-40) <b>D</b></p> <p>(1-20) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>				
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