



## Granville Road, Colchester

An immaculate Edwardian two-bedroom home in central Colchester.

Guide price £250,000

# Granville Road

Colchester, CO1



- Immaculately presented
- Sunny West facing garden
- Period features
- Luxurious bathroom
- Stunning kitchen
- Fire place
- Centrally located
- Excellent transport links

## The Property

This stunning red brick Edwardian two-bedroom home seamlessly blends period charm with contemporary living. The property features a brand-new modern kitchen in a galley-style extension, complete with granite effect worktops and a high-end Smeg cooker. The double reception room boasts wood flooring, period fireplaces, and dual aspect lighting, creating a warm and inviting atmosphere. Upstairs, you'll find two generously sized bedrooms with feature fireplaces, complemented by a modern bathroom equipped with twin sinks and a bath with an overhead shower. This elegant home perfectly combines classic and modern elements, offering comfort and style in a desirable location.

## The Outside

The property features a sunny, block-paved, low-maintenance garden adorned with stunning flowers. This beautiful outdoor space offers a perfect blend of practicality and aesthetics, providing a serene and colourful retreat for relaxation and enjoyment.

## The Area

New Town in Colchester offers a vibrant blend of historic charm and modern convenience. The area features several reputable schools making it ideal for young families. Key attractions include Colchester Castle, Hollytrees Museum, and the contemporary Firstsite gallery, while Abbey Field provides ample green space for outdoor activities. Transport links are excellent, with Colchester Town Station offering direct trains to London Liverpool Street and easy access to the A12 for road travel. The neighbourhood also boasts a range of local amenities, including shops, cafes, and restaurants, making it a well-rounded and desirable place to live.

## Further Information

Tenure - Freehold

Council Tax - Colchester Band B

Mains Sewerage, Gas, Water and Electricity

Sellers position - Need to secure an onward

Right of access across the garden for next door.





Floor Plan



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

