



## Sheepen Place, Colchester

A generous 2 bedroom home, centrally located within walking distance of mainline train station and city centre.

Guide price £270,000

# Sheepen Place

Colchester, CO3



- Walking distance to Mainline Railway
- Sunny south-facing garden
- Two bedrooms
- Off-road parking
- Well manicured lawn
- Close to amenities
- Great buy to let opportunity
- Secure fencing for privacy
- Spacious bay window
- Walking distance to City Centre

## The Property

This charming 1935 end-terraced house welcomes you into a warm, inviting hallway, setting the tone for a cosy yet stylish home. To the right, a spacious living room awaits, featuring a beautiful bay window that fills the space with natural light and a tucked-away cupboard for convenient storage. Flowing seamlessly from the living room, the kitchen and dining area is a bright, open space with modern white cabinets and large windows that capture the sunshine from the south-facing garden. A door leads directly to the garden, perfect for easy access to outdoor relaxation and entertaining.

Upstairs, you'll find a modern, bright bathroom complete with a shower bath and a handy storage cupboard. The two bedrooms are both inviting and full of light – the main bedroom is spacious, offering plenty of room to unwind, while the second bedroom is cosy and comfortable. This home blends classic character with modern touches, creating a lovely balance of charm and practicality.

## The Outside

The south-facing garden is a real highlight, basking in sunshine throughout the day. Enclosed by secure fencing, it provides a peaceful and private space to unwind. The kitchen opens directly onto the garden, making it perfect for seamless indoor-outdoor living. A paved patio area invites you to dine alfresco or entertain guests, while the expansive, manicured lawn is framed by mature trees, creating a serene backdrop.

## The Area

Located in the historic town of Colchester, Sheepen Place sits in a vibrant and desirable area blending heritage charm with modern convenience. Colchester, renowned as Britain's oldest recorded town, offers a rich tapestry of history and culture, with iconic landmarks like Colchester Castle, beautiful parks, and a bustling town centre.

Sheepen Place benefits from close proximity to a variety of amenities, including well-regarded schools, local shops, and cosy cafes. The town centre, just a short distance away, provides excellent shopping, dining, and entertainment options. With Colchester's well-connected rail links, London is easily accessible, making this area ideal for commuters seeking a peaceful yet well-located home base. Additionally, nearby green spaces and nature reserves offer residents opportunities to unwind in scenic surroundings, providing a balanced lifestyle in one of Essex's most sought-after locations.

## Further Information

Tenure: Freehold

Council Tax: Colchester Band B

Construction: Brick, Tile

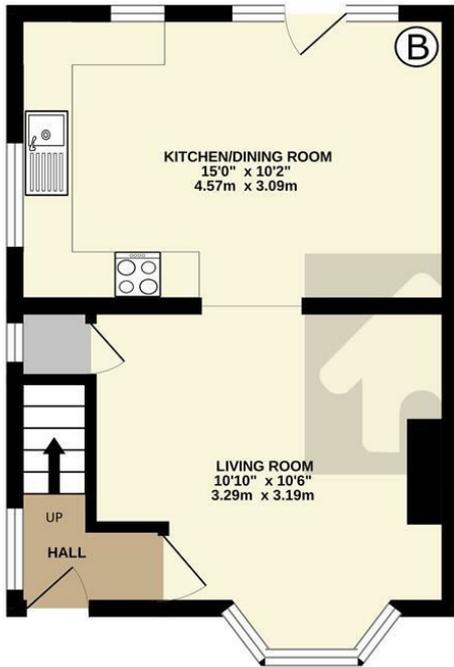
Mains water, gas, electricity and sewerage.

Seller position: Chain Free, tenanted until end of Feb 2025

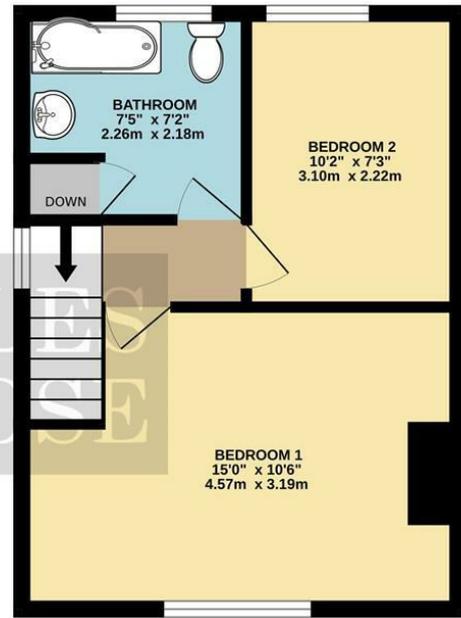


# Floor Plan

GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(87-91) <b>A</b></p> <p>(81-81) <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>		<b>87</b>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC