



GYLES  
& ROSE



## Priory Street, Colchester

A beautiful 2 bedroom Victorian home with generous living space across 3 floors positioned in a central location in the city of Colchester.

Guide price £250,000

# Priory Street

Colchester, CO1



- 2 bedrooms
- Double reception room extending to 20ft
- Sociable open plan layout
- Kitchen/Diner
- City centre location
- Generously sized garden
- New Carpet throughout

## The Property

Situated at the front of the house, the living room offers a cosy and inviting space with a large window illuminating the room with natural light and a feature fireplace providing character. Through an exposed brick archway, there is a further reception room. With its sociable open plan layout and entertaining space on the ground floor extending to over 20ft this home provides the perfect place to host friends and family.

On the garden level is the kitchen/dining room. Also with a sociable, open play layout this is another fantastic entertaining space. The galley style kitchen provides ample storage space, with a generously sized dining space adjacent.

The bathroom is situated on the ground floor and houses a bath with overhead shower, low level WC and basin.

Upstairs, the home continues to impress with two generously sized bedrooms, each offering ample space and natural light.

## The Outside

This Edwardian home boasts a stunning red brick frontage. To the rear, is a good sized garden providing the perfect place to entertain in the summer months. The garden is generously sized with a paved patio area perfect for outside dining and a large area laid to lawn.

## The Area

This 2 bedroom home is within striking distance of Colchester's bustling centre with its many eateries, bars, cafes, theatres, museums and shops. The mainline railway is close by, where you can be in London within the hour and Colchester town station is only a short walk from the property with direct links to the mainline railway.

The area is also home to a number of parks and green spaces, providing plenty of opportunities for outdoor recreation and relaxation including Castle Park.

## Further Information

Tenure - Freehold

Council - Colchester

Tax Band - B

Property Construction - Brick

Gas, Water, Sewage and Electricity Mains

Sellers Position - Chain Free

As the property is a terraced property there is a right of access through the back garden



## Floor Plan



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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 fixtures 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
Very energy efficient - lower running costs	(92 plus) A	84	
(81-91) B		65	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			