



Trinity Street, COLCHESTER, CO1 1JN

welcome to

Trinity Street, COLCHESTER

CASH BUYERS ONLY. This unique Grade II Listed character property is situated in the heart of Colchester and whilst formerly being a commercial premises, it has now been granted full residential use. The property offers spacious and flexible accommodation over three floors and viewing is essential.



This characterful listed property is situated in the city centre, a stones throw from shops, amenities, cafes and a short walk from the train station and Castle Park.

Ground floor accommodation comprises living room with built-in storage cupboard, separate dining room, kitchen and shower room. The first floor offers two bedrooms. The top floor offers a further bedroom with w.c.

Externally the property has the huge benefit of a PRIVATE REAR GARDEN.

Entrance Door To:

Entrance Hall

Door to Lounge, door to Inner Hallway.

Lounge

13' 11" to front of cupboard x 11' 3" (4.24m to front of cupboard x 3.43m)

Two windows to front, radiator, carpet, feature ceiling beam, built-in cupboard.

Inner Hall

Carpet, stairs to first floor, door to:

Dining Room

9' 11" x 9' 4" (3.02m x 2.84m)

Windows to side and rear, radiator, carpet, door to:

Kitchen

8' 8" x 5' 6" max (2.64m x 1.68m max)

Base and eye level units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, space for appliances, wall mounted boiler, carpet, window to side, door to:

Rear Lobby

With external door to side and door to:

Shower Room

White suite comprising corner shower cubicle, pedestal wash hand basin and low level w.c., tiled walls, radiator, window to rear.

First Floor Accommodation

Landing

Stairs to second floor, built-in cupboard, doors to:

Bedroom Two

15' 4" + recess x 12' 6" max (4.67m + recess x 3.81m max)

Window to front, radiator, carpet, feature ceiling beam.

Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)

Window to rear, radiator, carpet, built-in cupboard, wash hand basin.

Second Floor Accommodation

Bedroom One

16' 9" max x 12' 2" max (5.11m max x 3.71m max)

Window to side, feature ceiling beams, restricted head height, carpet, radiator, door to:

Cloakroom

Low level w.c.

Outside

Private rear garden laid to lawn and enclosed by high level brick wall and fencing with mature hedges and trees providing an excellent space for relaxing and al fresco dining.



Total floor area 98.8 m² (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Trinity Street, COLCHESTER

- Grade II Listed 3 Storey Home
- Two Reception Rooms
- Ground Floor Shower Room
- Three Bedrooms
- Second Floor W.C.
- Rear Garden
- City Centre

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

offers in excess of

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121565 - 0002

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