



West Stockwell Street, Colchester, CO1 1HB

welcome to

West Stockwell Street, Colchester

This lovely two bedroom cottage is situated in the historical West Stockwell Street, in the ever popular Dutch Quarter area of Colchester. The property is ideally positioned, being a stone's throw from the city's shops, amenities, cafes and restaurants, as well as Castle Park and the station.



Early viewing is essential of this attractive end of terrace house ideally situated for access to amenities and transport links. The property is offered with NO ONWARD CHAIN and could be an ideal investment or first time purchase.

Entrance Door To:

Lounge / Diner

Laminate wood flooring, feature fireplace, built-in shelves to chimney recess, radiator, sash window to front, door to:

Kitchen

Range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashback, laminate wood flooring, built-in under stairs storage cupboard, sash window and door to rear.

Bedroom One

Laminate wood flooring, sash window, radiator.

Bedroom Two

Two sash windows, laminate wood flooring, radiator.

Family Bathroom

Bath with shower over, wash hand basin and low level w.c., obscure window, tiled walls.

Cloakroom

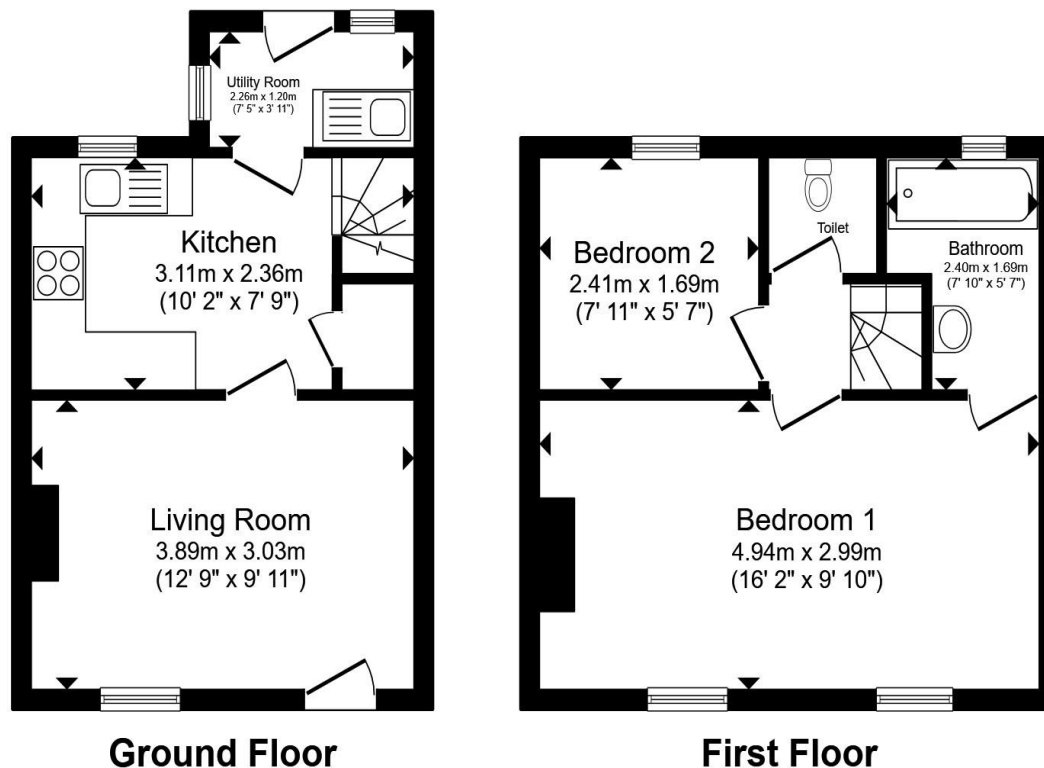
Low level w.c.

Outside

There is a paved courtyard rear garden enclosed by high level brick wall.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 56.4 m² (607 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

West Stockwell Street, Colchester

- POPULAR DUTCH QUARTER
- Character End Of Terrace Cottage
- Kitchen & Lounge/Diner
- Two Bedrooms
- First Floor Bathroom & Cloakroom
- Courtyard Rear Garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121178 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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