BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS



Barrack Street, Colchester, CO1 2LZ

£1,000 Per month

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Some More Information

Entering from Barrack Street, the front door opens directly into the reception room. There's plenty of room for a comfortable living room arrangement, with wood-effect flooring continuing towards the kitchen.

Positioned centrally within the house, the kitchen has a range of fitted units and timber work surfaces, together with an integrated electric oven and hob. Stairs rise from here to the first floor, while continuing towards the rear leads into a separate utility area.

That additional utility space provides somewhere away from the kitchen for appliances and also gives direct access to the garden. Beyond is the ground-floor bathroom, finished with tiled walls and flooring, a white suite and shower over the bath. Built-in storage provides some useful additional space.

Upstairs, the landing gives separate access to both bedrooms. Bedroom one occupies the front of the house, while the second bedroom sits to the rear overlooking the garden. Both retain exposed timber floorboards and have radiators.

Location

Barrack Street sits just to the east of Colchester City Centre, giving the property good access to the centre itself while also placing the Hythe and University of Essex side of the city within easy reach.

For day-to-day amenities there are shops and convenience stores locally, with a much wider choice available in the city centre including the High Street, Culver Square, Lion Walk, restaurants, cafés and leisure facilities.

Public transport is particularly useful from this part of Colchester. Local bus services provide connections around the city, including towards Colchester North Station and the University of Essex. Colchester Town railway station is also within walking distance and provides services into Colchester North, where mainline trains run towards Chelmsford and London Liverpool Street, as well as north towards Ipswich and Norwich. Colchester North currently has up to four London Liverpool Street services per hour on weekdays.

The University of Essex's Colchester Campus at Wivenhoe Park is readily accessible from this side of the city, whether travelling by bus, bicycle or car. The university confirms that its campus is served by local First Bus services from across Colchester.

Road connections are another benefit, with straightforward routes out towards the A12 and A120, providing onward travel towards Chelmsford, Ipswich, Harwich and the wider Essex and Suffolk areas.

Externally

Accessed from the utility room, the rear garden is enclosed by fencing and extends back behind the house, with a hardstanding area immediately outside and established planting further into the garden.

On-street parking is available along Barrack Street and surrounding roads where spaces permit, with residents' permit parking also available locally if required.

Living Room

11'8" x 11'6" (3.58m x 3.53m)

Kitchen

11'10" x 8'2" (3.61m x 2.51m)

Utility Room

6'0" x 4'9" (1.83m x 1.47m)

Bathroom

Bedroom One

Bedroom Two

Services

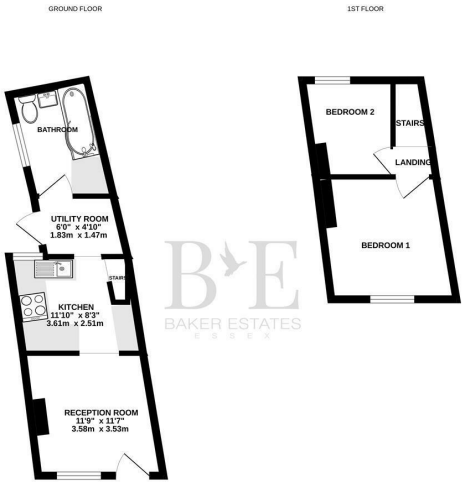
Council Tax Band – A
Local Authority – Colchester
EPC – D

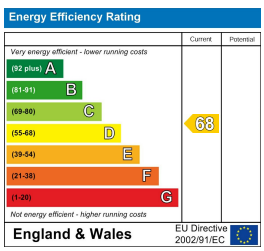
*Mains Electric
*Mains Water
*Mains Drainage.

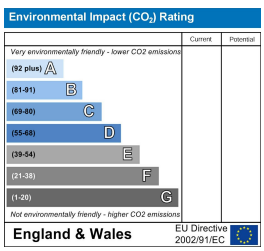
Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps Via Openreach and Virgin Media (details obtained from Ofcom Mobile and Broadband Checker) – September 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE, Vodaphone and Three (details obtained from Ofcom Mobile and Broadband Checker) - September 2026.









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.

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The Property Ombudsman