Lot 55 11 East Street, Colchester, Essex, CO1 2TR



All enquiries Ref: Callum Glenn



- **Freehold Two Floor Character House**
- **Well Presented / Ready to Move In**
- **Full Vacant Possession**



Location:
The property is located on the eastern side of Colchester which offers a comprehensive range of shopping facilities and recreational pursuits. The town has good transport links with the A12 bypassing round the town whilst public transport links include local bus services and Colchester Town Station which is less than 1 mile from the property.

Description:
The property comprises this two-floor end terrace house. Internally and externally it retains many original features including exposed beamed ceilings and fireplace. Outside it has a rear garden together with off-street parking.

Accommodation:
First Floor: Three Bedrooms (2 inter-connecting)
Ground Floor: Reception Room, Kitchen, Shower Room/wc
Outside: Rear Garden and Off-Street Parking



EPC Rating: D

Council Tax Band: B

To view:
Strictly and only by prior arrangement with the auctioneers.



