

NP NICHOLAS
PERCIVAL

For Sale. 14 Roman Road
Colchester, Essex CO1 1UR

Incorporating **BS** BIRCHALL
STEEL

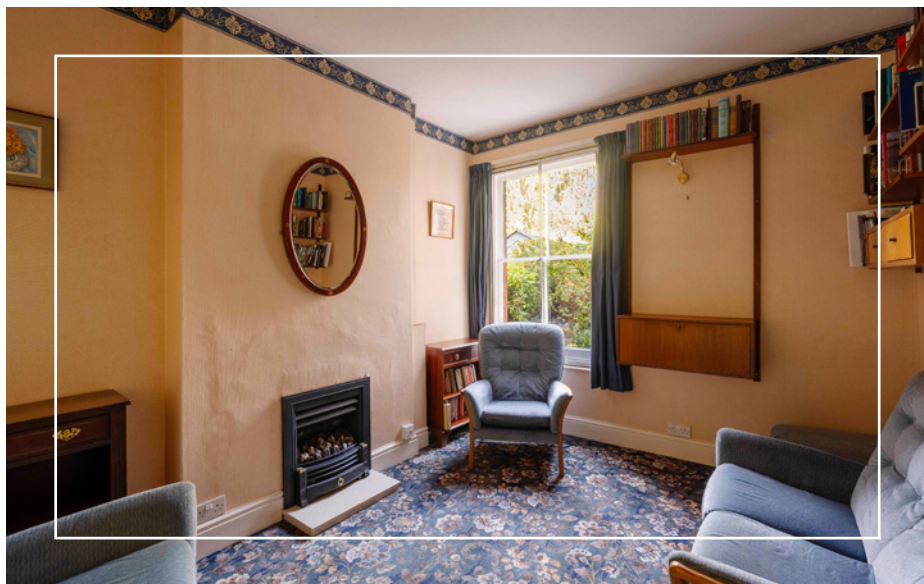




14 Roman Road, Colchester, Essex CO1 1UR

Offered with no onward chain is this generously proportioned three double bedroom family home (extending to over 1600 square feet), situated in a secluded location close to Colchester Castle and within easy walking distance of the many and varied amenities that the city has to offer.

The accommodation is arranged over three floors and provides the new owners with the opportunity to enhance and update the existing dwelling to suit their own requirements and tastes.



Ground Floor Accommodation

A storm porch welcomes you to the property and the entrance hall allows access to the sitting room to the front of the property and also the dining room. To the rear there is a spacious kitchen / breakfast room with AGA range cooker, space is provided for a free-standing under counter fridge and dishwasher. To the rear is the utility room that provides space for a free-standing washing machine and fridge freezer. The cloakroom completes the ground floor.

First Floor Accommodation

The first floor offers three large double bedrooms, the one to the rear of the property is dual aspect. There is also a bathroom, with bath, heated towel rail, pedestal basin and wc. Additional flexibility for a family is offered by an independent shower room, again with pedestal basin and wc.

Second Floor Accommodation

The attic room offers a panoramic view across Colchester, and offers a range of potential uses for the new owners, whether that be as a work from home office or perhaps a hobbies and craft room.

Outside

Gated access from the front of the property leads through to a courtyard style garden to the rear, which offers a high degree of privacy and backs onto a green corridor to the rear, providing a relaxing, peaceful space to unwind.

A driveway is owned partly by this property and partly by the neighbouring property; they have an agreement to share use of the same to enable them both to park thereon.



14 Roman Road



Living in Colchester

Located in a conservation area, Roman Road offers a quiet residential location, that is within easy walking distance of the city centre which benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional destination.

The schooling options that Colchester has to offer are first rate with a number of highly desirable establishments in both the private and public sector.

For the commuter the mainline railway station provides an inter-city connection to London in around 50 minutes, the A12 and A120 are also easily accessible for onward travel to Chelmsford and Stansted Airport

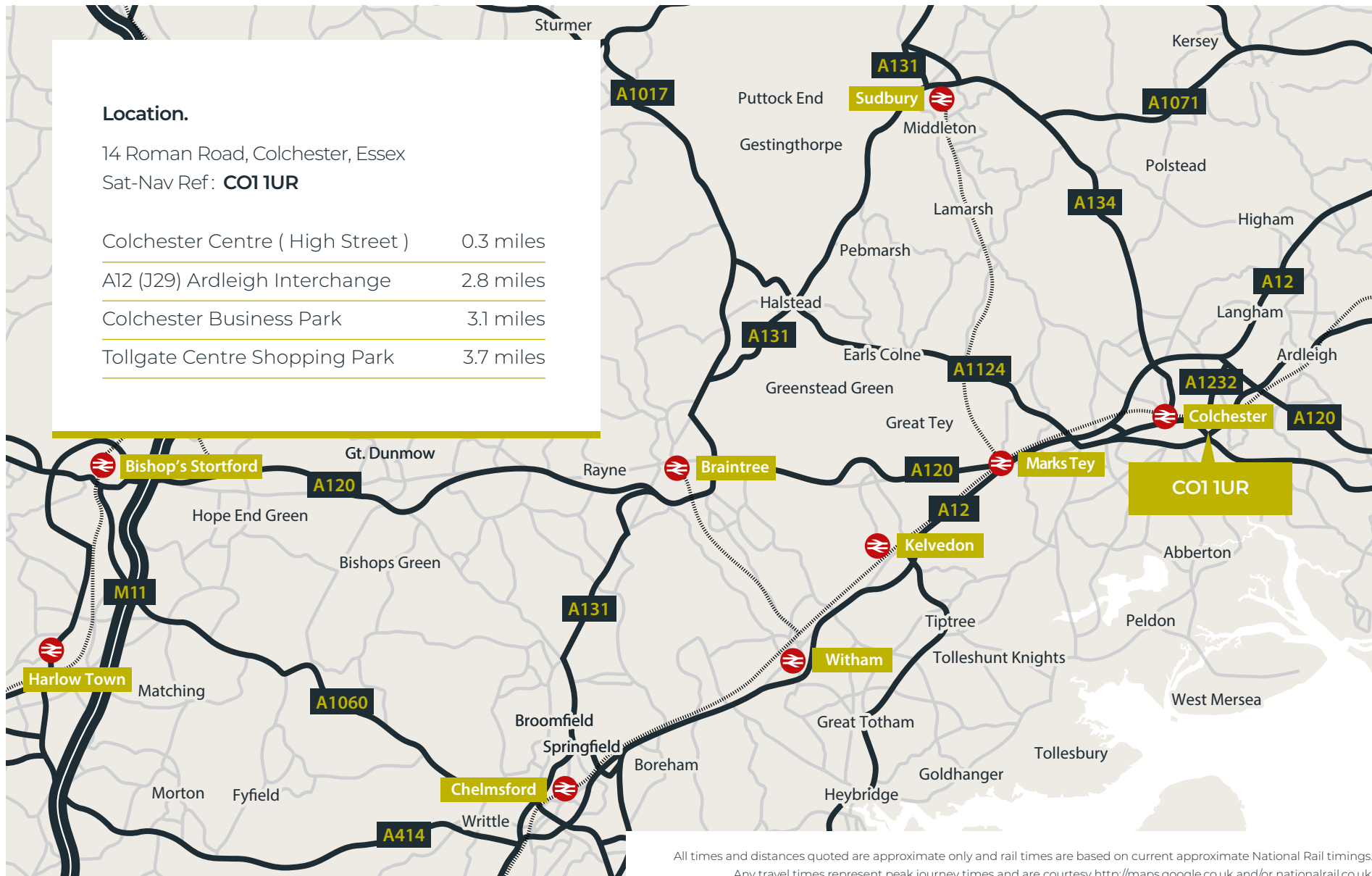


Location.

14 Roman Road, Colchester, Essex

Sat-Nav Ref: **CO1 1UR**

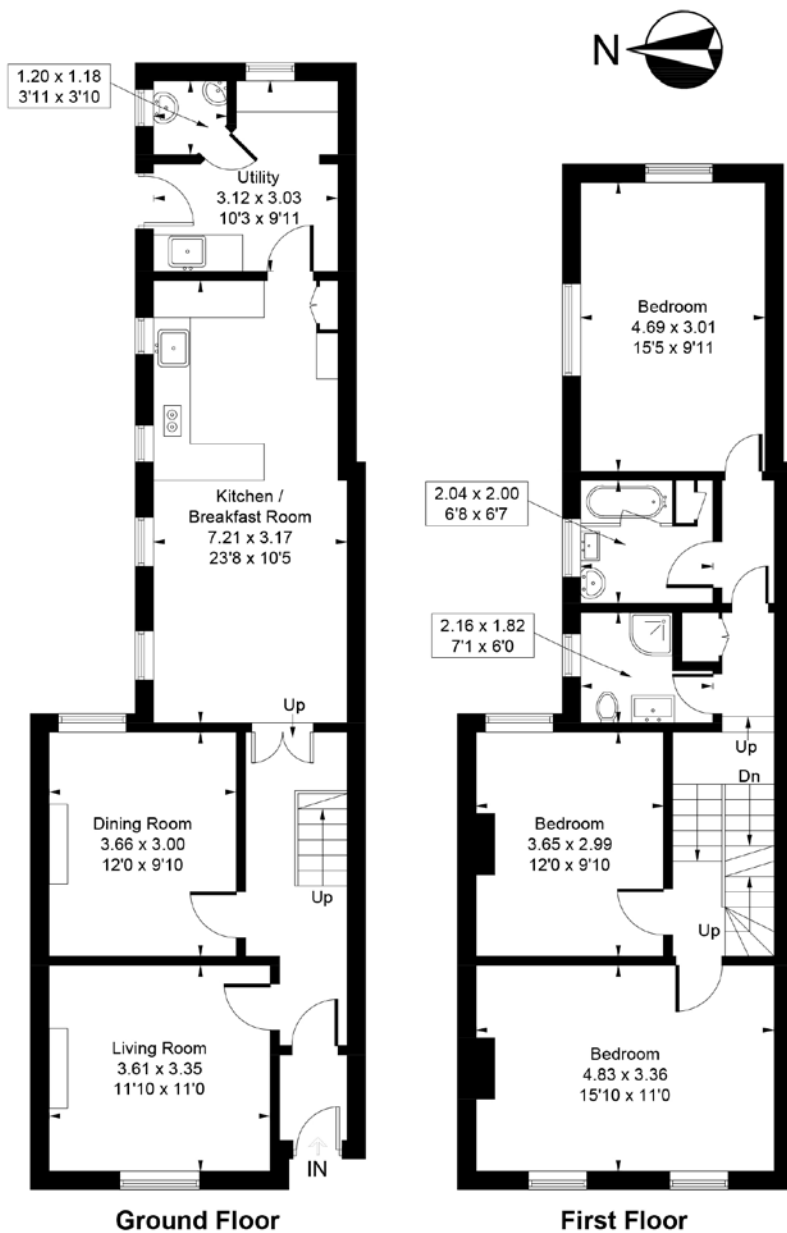
Colchester Centre (High Street)	0.3 miles
A12 (J29) Ardleigh Interchange	2.8 miles
Colchester Business Park	3.1 miles
Tollgate Centre Shopping Park	3.7 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







Agents Notes

Located in a Conservation Area

Parking TBC | Gas Central Heating | EPC Awaited

Council Tax Band D | Mains Gas, Water, Drainage And Electricity Connected

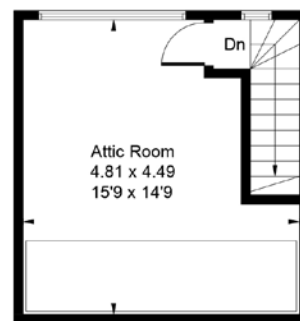
Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

 = Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Area
1620 sq ft / 150.5 sq m

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Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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