

Beresfords | Est 1968



Beresfords

Offers in excess of £200,000

Freehold | 2 Bed | 1 Bath | House | Terraced | Council Tax Band B | EPC F | Ref COS250171

Cromwell Road Colchester CO2 7EN

Stylish period two bedroom home in central Colchester, moments from the city centre, Castle Park and popular Crouch Street. Excellent access to shops, cafés, restaurants and rail links to London Liverpool Street, this chain-free property is ideal for commuters and first-time buyers.

- No onward chain
- Central Colchester location
- Two bedroom period home
- Living room with exposed brick fireplace
- Modern kitchen with utility and WC
- Loft space with Velux windows
- Courtyard garden with permit parking
- Walking distance to shops, cafés and restaurants
- Close to Castle Park and Crouch Street
- Excellent transport links (Town & North stations) with direct trains to London Liverpool Street



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
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Colchester
Essex
CO1 1PG

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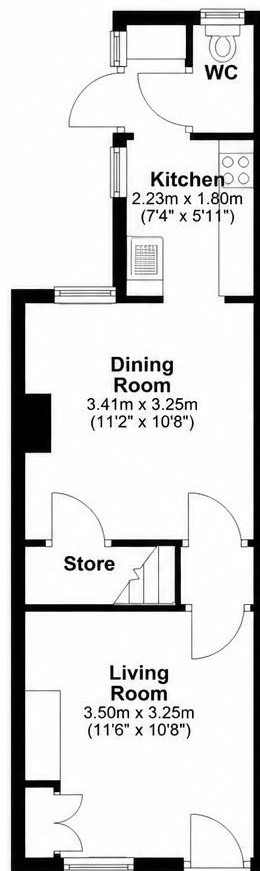
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www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

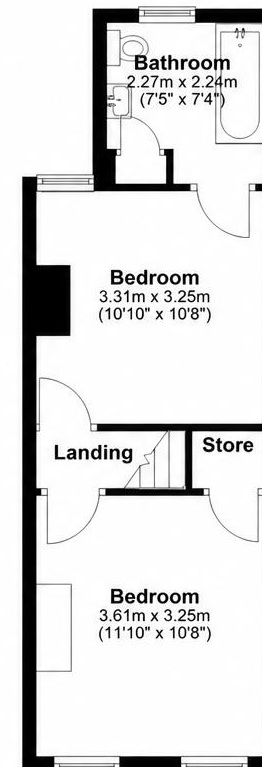
Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. The plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Cromwell Road, Colchester

Beresfords

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