



### 3 bed semi-detached house to buy in CO1

St. Julian Grove, Colchester, Essex, CO1 2PZ

**£165,000** Starting Bid

🏠 x3 🚗 x2 🚻 x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ TWO BEDROOM SEMI-DETACHED
- ✓ CHAIN FREE
- ✓ DRIVEWAY
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*\*Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000\*\*\*\*

Boydens are delighted to present to the market this extended three-bedroom Victorian residence, ideally positioned just off Priory Street in Colchester's vibrant city centre. The property is conveniently located within close proximity to St Botolph's Priory and Colchester Town railway station. Occupying an enviable elevated position, the home is approached via steps leading to a lawned front garden, enclosed by a low red brick wall with wrought-iron gate and railings. A solid wooden front door opens into a welcoming entrance hallway with stairs rising to the first floor. The spacious lounge features a tiled fireplace surround and built-in cupboards within the alcoves, creating an attractive focal point. A door leads through to the dining area, which benefits from a generous under-stairs storage cupboard and a further cupboard housing the boiler. This space adjoins a compact, fitted kitchen. To the rear, the extension provides a versatile additional reception room with patio doors opening onto a good-sized garden. The ground floor also offers a second bathroom and side access to the exterior. The first floor comprises two well-proportioned double bedrooms and a third smaller bedroom, ideal for use as a nursery or home office, along with a family bathroom. The property has recently been re-carpeted and redecorated throughout and presents a blank canvas, offering excellent potential for buyers to personalise and add value. Externally, there is a front lawned garden and potentially off road parking, although the curb has not been dropped. The rear garden is of a good size with a patio area.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £165,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

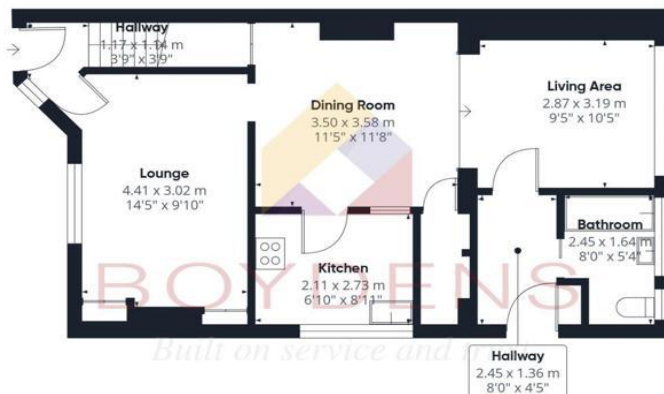
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



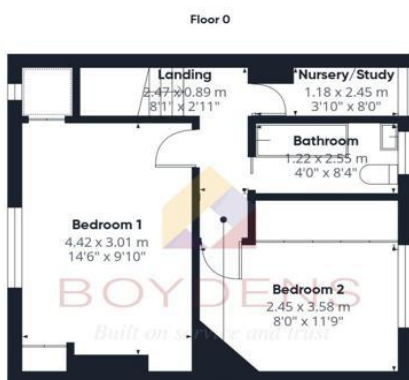
BOYDENS  
Built on service and trust

Approximate total area\*\*  
88.5 m<sup>2</sup>  
950 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

St. Julian Grove, Colchester, Essex, CO1 2PZ

Contact your local branch today for more information on this property:

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