



2 bed detached house to buy in

Granville Road, Colchester, CO1 2EE

£180,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ TWO BEDROOM
- ✓ DETACHED COACH HOUSE
- ✓ WET ROOM & CLOAKROOM
- ✓ LOUNGE/DINER
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

• **Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000***

Boydens are pleased to present this unique and rarely available two-bedroom coach house, discreetly positioned at the rear of Granville Road in the highly sought-after New Town area of Colchester.

This distinctive property is accessed via a private pathway leading to secure gated entry. A side entrance opens into a well-appointed fitted kitchen, offering generous workspace, ample storage, and integrated appliances. Two front-facing windows flood the room with natural light, creating a bright and inviting atmosphere.

An inner lobby area provides additional utility space, with plumbing for a washing machine and a storage cupboard housing the boiler. A striking arched stained-glass window enhances the hallway with character and additional light, while a convenient cloakroom completes the ground floor amenities. The spacious lounge/diner is ideal for entertaining, featuring French doors that open out onto a private patio area—perfect for alfresco dining or relaxation.

Upstairs, the property offers two double bedrooms and a contemporary wet room, providing comfortable and practical living accommodation.

Externally, the coach house is tucked behind No. 4 Granville Road and benefits from a private courtyard garden to the rear and side, offering a secluded outdoor space.

Wimpole Road is situated in the popular New Town district of Colchester—Britain's oldest recorded town. The area boasts a wide range of local amenities including shops, takeaways, and a well-regarded primary school. The Old Heath Recreation Ground is nearby, providing green open space for leisure. Colchester North Station is less than a mile away, offering direct rail services to London Liverpool Street in under an hour. The property also benefits from excellent road connections, with convenient access to the A12—southbound at Junction 27 and both north and southbound at Junction 26. This is a rare opportunity to acquire a charming and characterful home in a desirable location. Early

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Living room - 18'4" x 10'6" (5.6M x 3.2M)

HALLWAY - 7'4" x 7'7" (2.2m x 2.3m)

W. C - 4'11" x 3'2" (1.5m x 1m)

KITCHEN - 10'5" x 10'6" (3.2m x 3.2m)

LANDING - 7'4" x 3'3" (2.2m x 1m)

BEDROOM - 10'6" x 10'5" (3.2m x 3.2m)

BEDROOM - 10'9" x 10'6" (3.3m x 3.2m)

Bathroom - 7'4" x 3'10" (2.2M x 1.2M)

Agent note-

Local Authority – Colchester Borough Council.

Broadband Availability –Ultrafast Broadband available with speeds of up to 220 Mbps (details obtained from Ofcom Mobile and Broadband Checker) – April 2025

Mobile Coverage - It is understood that the best available service in the area is provided by O2 and VODAFONE with likely voice and data indoor coverage. EE has limited voice and data indoor coverage. Three has limited voice and no data indoor coverage. O2, THREE, VODAFONE AND EE all have likely voice and data outdoor coverage (details obtained from Ofcom Mobile and Broadband Checker) April 2025

Utilities - Mains Electric / Mains Gas Heating / Mains Water /Mains Sewerage.

Construction Type - We understand the property to be of Traditional Construction of brick.

Flood Risk - Data Taken from Gov. UK Flood Map – checked April 2025 - The property is at a Very Low risk of flooding.

Planning Applications in the Immediate Locality - Checked April 2025 - We are not aware of any planning applications in the immediate locality.

MONEY LAUNDERING REGULATIONS - Please be advised that all purchasers will need to adhere to current laws of money laundering and the will need to provide Boydens Estate Agents photographic identification and proof of residency identification before any transaction is started to comply with the legislation.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Detached House

Parking: On Street

Year built: 2003

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: Yes

Adaptations: Wet room

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

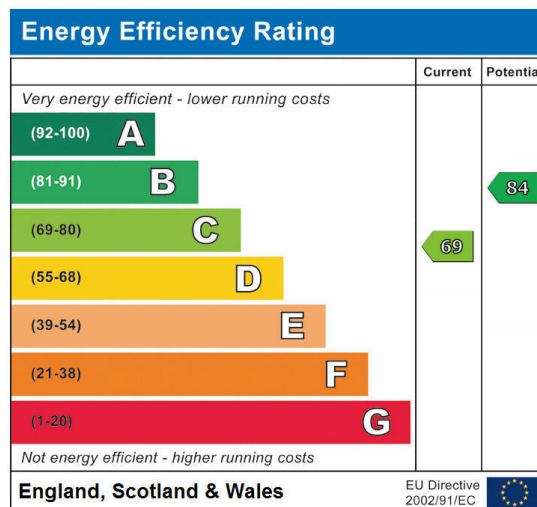
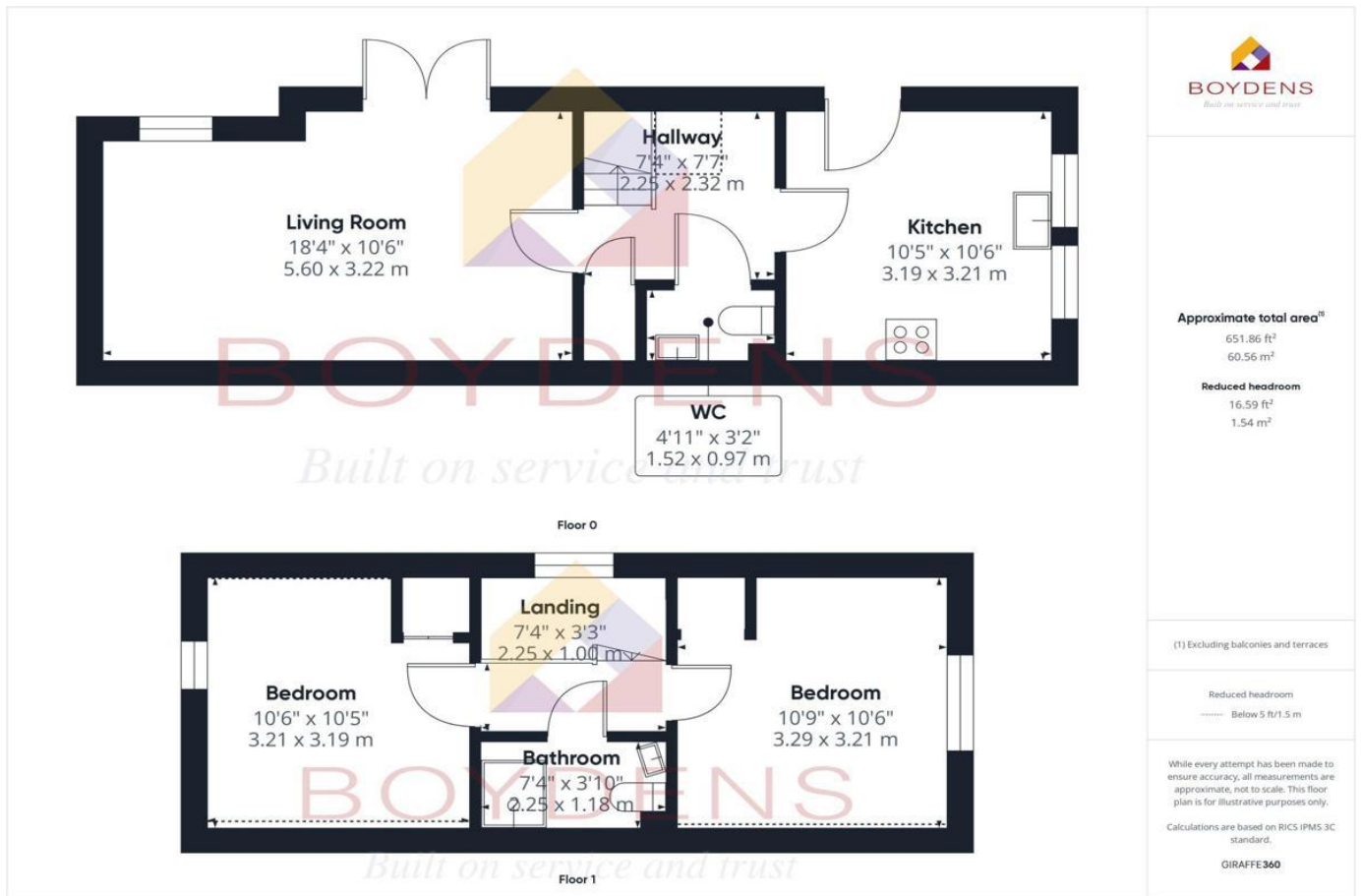
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Granville Road, Colchester, CO1 2EE

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

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

