



- Easy Access To Colchester's City Centre & A Choice Of Useful Amenities
- Offered With No Onward Chain
- Two En Suites & Ground Floor Cloakroom
- Two Spacious Bedrooms
- Spacious Living Room
- Open Kitchen/Dining Area With An Exposing Brick Wall
- Utility Area
- Courtyard Style Garden
- Recently Decorated Throughout

## 10 Alexandra Terrace, Colchester, Colchester, Essex. CO3 3DE.

A truly remarkable two bedroom end terraced property set off the sought after Maldon Road, within close proximity of the City Centre, Station and excellent schools. The property has been altered and vastly improved throughout by the current owners and in spectacular fashion, creating the perfect combination of rustic period charm and stylish modern living. On the ground floor the property features a living room with cast iron fireplace alongside a stunning kitchen/diner, which features exposed brick walls, quartz working surfaces and a Rangemaster cooker to remain. Furthermore there is an open plan utility area and cloakroom which houses and newly fitted Worcester gas boiler. On the first floor there are two double bedrooms, both benefitting from their very own en-suites. Outside there is resident's parking to the front and a very attractive garden to the rear. Offered with no onward chain, early viewings are strongly advised.





# Property Details.

## Ground Floor

### Living Room



11' 9" x 11' 5" (3.58m x 3.48m) Stripped wooden flooring, Geyser radiator, under stairs storage recess, fitted media units and shelving, UPVC window to front, door to:

### Inner Hallway

Amtico flooring, staircase to first floor, door to:

### Kitchen/Dining Area



11' 6" x 11' 4" (3.51m x 3.45m) Amtico flooring, Geyser radiator, feature exposed brick walls, stylish range of contemporary units with Quartz working surfaces to side, large inset sink unit, gas Rangemaster cooker to remain with extractor hood above, built in AEG dishwasher, stainless steel fridge/freezer to remain, UPVC window to rear, bespoke fitted seating with storage under, suspended ceiling with inset LED lighting, open plan to:

### Utility Area

Amtico flooring, inset LED spotlights, feature vertical Geyser radiator, UPVC window and door to side, stylish fitted vertical units housing space for washing machine, door to:

## Cloakroom



Amtico flooring, low level WC, vanity hand wash basin with double storage cupboard under, windows to rear and side, newly fitted gas Worcester boiler, extractor fan.

## First Floor

### Landing

Door leading to:

### Bedroom One



11' 6" x 11' 6" (3.51m x 3.51m) Geyser radiator, engineered bamboo flooring, UPVC window to rear, door to:

# Property Details.

## En Suite



Marble tiled flooring, Victorian style heated towel rail, low level WC, floating hand wash basin, walk in double shower cubicle with herringbone tiled surround and integrated Aqualisa shower, UPVC window to rear, inset spotlights, extractor fan.

## En Suite



Tiled flooring, vanity hand wash basin with storage cupboards under, walk in shower cubicle with fully tiled surround and integrated shower, extractor fan.

## Bedroom Two



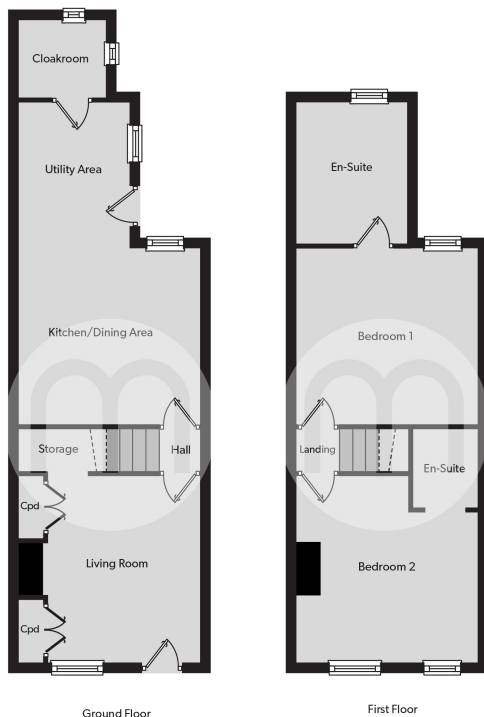
12' 1" x 11' 1" (3.68m x 3.38m) Two Geyser radiators, two UPVC windows to front, cast iron fireplace, opening to:



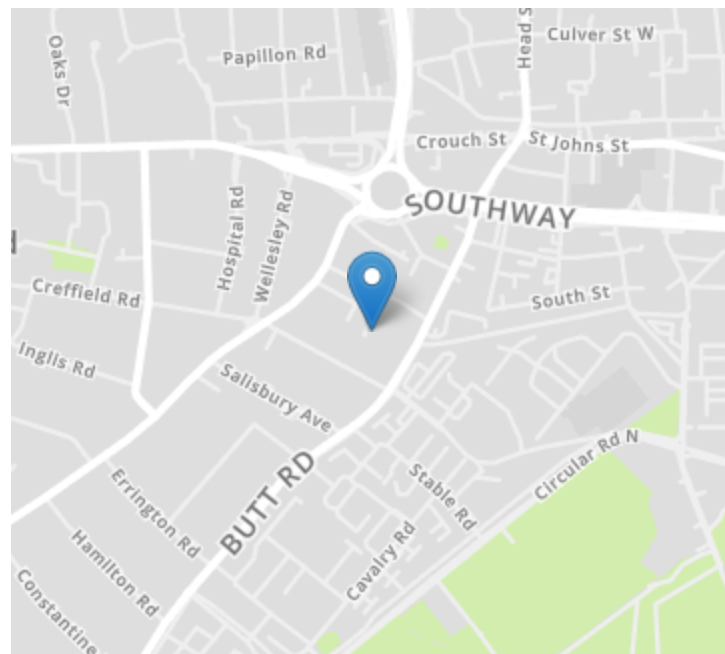
There is a residents parking scheme in place in the street, permits for which can be purchased via the Local Authority. To the rear of the property there is a very attractive garden which has been landscaped to a low maintenance design. The garden itself is predominately laid with block paving and features various plants, flowers and shrubs.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.