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property consultants

- Walking Distance Of Colchester Train Station
- Living Room With Bay Window
- Set Within The Popular Maldon Road District
- A Fine Example Of A Four Bedroom Victoria Town House
- Ground Floor Bathroom & First Floor Cloakroom
- Courtyard Style Garden
- Two Generous Reception Rooms
- In Need Of Light Modernisation Throughout

### 32 Alexandra Road, Colchester, Essex. CO3 3DF.

\*\* Guide Price - £250,000 to £275,000 \*\* Positioned just off Maldon Road is this four bedroom Victorian town house offering generous accommodation over three floors, whilst being offered in need of light renovation, the property offers an exceptional amount of living space along with versatile accommodation. Located within walking distance to the Colchester City Centre and Train Station with links to London Liverpool Street. The internal highlights include two reception rooms with the living room featuring a bay window, a fitted kitchen, four good sized bedrooms spread over two floors and a four piece family bathroom. Outside, the property also features a courtyard garden and permit parking for roads also leading off Alexandra Road. Internal viewings are highly advised.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

Main door leading into hallway, stairs to first floor, door leading to:

### Living Room



11' 7" x 10' 9" (3.53m x 3.28m) UPVC window to front aspect, radiator.

### Dining Room

11' 9" x 11' 7" (3.58m x 3.53m) UPVC window to rear aspect, radiator, storage cupboards.

### Kitchen



10' 0" x 7' 4" (3.05m x 2.24m) Range of base and eye level units, cupboards and work surfaces, UPVC window to side aspect, space for appliances, stainless steel sink/drain, door leading to:

## Bathroom



6' 9" x 5' 5" (2.06m x 1.65m) Low level W.C, vanity wash basin, bath with shower over, radiator, tiled walls.

## First Floor

### Bedroom One



11' 7" x 10' 9" (3.53m x 3.28m) UPVC windows to front aspect, radiator.

### Bedroom Four

10' 8" x 9' 3" (3.25m x 2.82m) UPVC window to rear aspect, radiator.

### Cloakroom

Low level W.C, vanity wash unit, radiator.

# Property Details.

## Second Floor

### Bedroom Two



11' 8" x 10' 5" (3.56m x 3.17m) UPVC window to rear aspect, radiator.

### Bedroom Three



12' 5" x 8' 7" (3.78m x 2.62m) UPVC window to front aspect, radiator.

## Outside



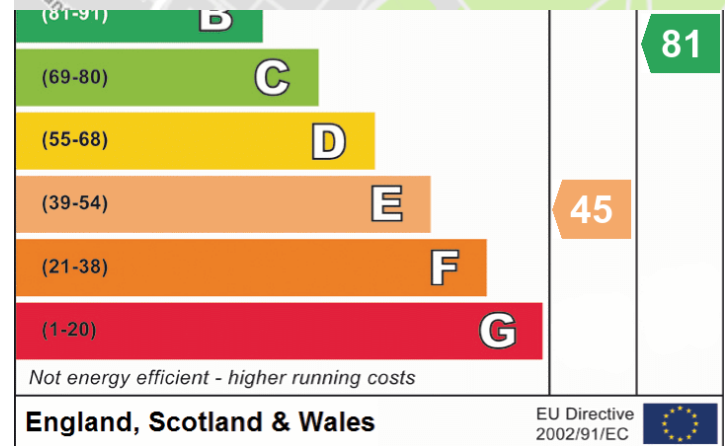
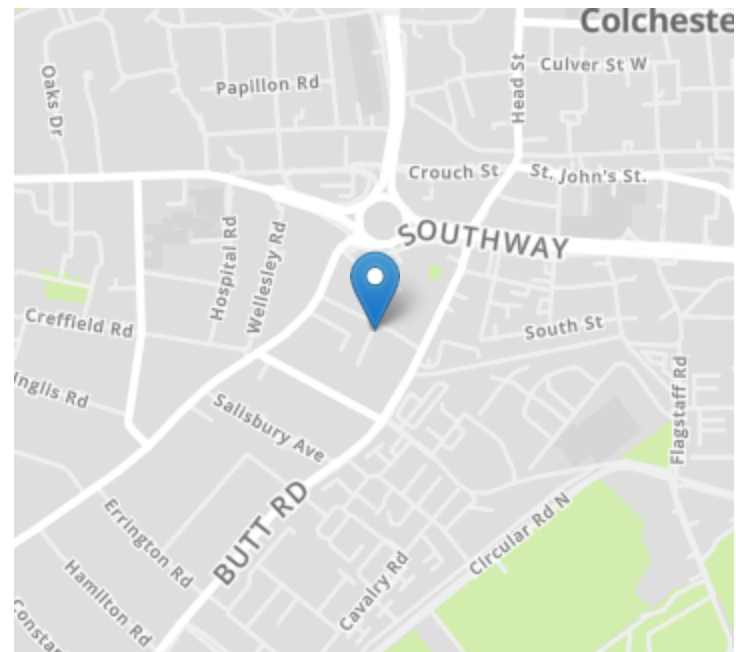
To the rear offers a courtyard style garden, surrounded by panel fencing and an external brick wall. Furthermore the garden is laid to lawn, with a patio area to the front. There is also a shed which is to remain. To the front of the property offers permit parking only Alexandra Road and surrounding roads.



# Property Details.

## Floorplans

## Location



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.