

- Ideal First Purchase or Investment
- Low Maintenance Courtyard Style Rear Garden
- Two Generous Bedrooms
- Ground Floor Bathroom Suite
- Large Reception Rooms
- Within Walking Distance To Colchester City Centre, Station & Amenities
- Victoria Home
- Located Within The Popular Area Of Lexden

3 Hospital Road, Colchester, Colchester, Essex. CO3 3HJ.

A rare opportunity has arisen to purchase this charming two bedroom end terrace Victorian home, in a prominent position in the heart of the ever popular 'Lexden District' of Colchester. Offering a wealth of charm, character and period features throughout, this exceptional home is located within minutes of Colchester's vibrant Town Centre, mainline train station offering direct links to London Liverpool Street Station and some of the countries most favourable private and comprehensive education.



Property Details.

Ground Floor

Living Room



12' 5" x 10' 9" (3.78m x 3.28m) UPVC window to front aspect, radiator, access into:

Dining Room



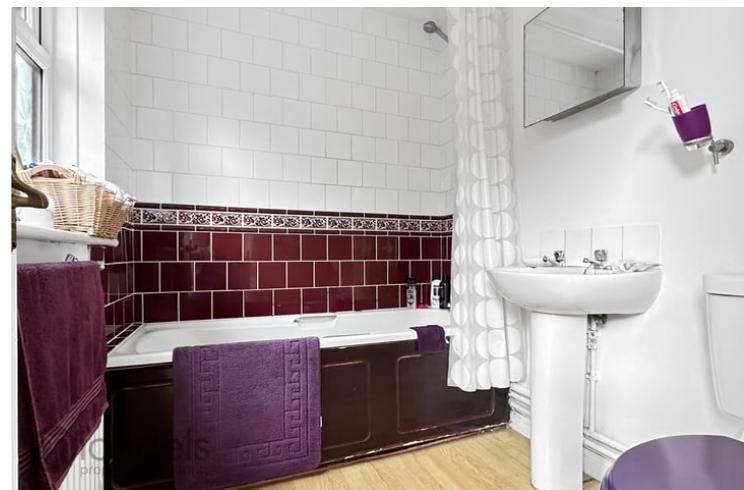
12' 5" x 10' 8" (3.78m x 3.25m) UPVC window to rear aspect, radiator, stairs to first floor, door to:

Kitchen



9' 2" x 6' 6" (2.79m x 1.98m) UPVC window to side aspect, radiator, range of base and eye level units, cupboards and work surfaces, space for appliances, door to:

Bathroom



7' 2" x 5' 6" (2.18m x 1.68m) Low level W.C, panelled bath with shower over, vanity wash basin, radiator, UPVC window to side aspect.

Property Details.

Bedroom One



12' 6" x 11' 2" (3.81m x 3.40m) UPVC window to front aspect, radiator.

Bedroom Two



11' 2" x 9' 8" (3.40m x 2.95m) UPVC window to rear aspect, access to loft hatch, storage cupboard, radiator.

Outside



Outside the property offers a courtyard style garden which is predominantly laid to lawn with a small patio area. To the front of the property offers permit on street parking only.

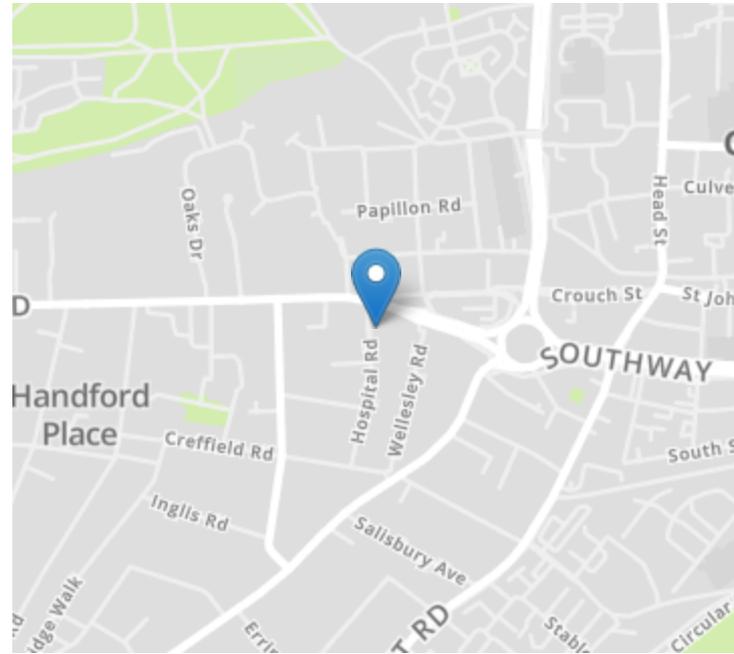
Location

Location here is key, set in the heart of Lexden and a stones throw from Crouch Street - home to an array of boutiques, independent retailers, reputable restaurants and public houses and benefits from a large Tesco Express store. It is also minutes from Colchester's vibrant Town Centre, mainline stations and Castle Park. Close by, there is an array of excellent primary and secondary education, with Colchester Royal Grammar school in the neighbouring road.

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.