



- Victorian Semi-Detached 'Bay Fronted' Home
- Offering Plenty Of Potential
- Two Double Bedrooms
- Front Living Room With Feature Fireplace And Bay Window
- Kitchen/Diner
- Sitting Room Giving Access To The Rear Garden
- First Floor Bathroom

## 32 Beaconsfield Avenue, Colchester, Essex. CO3 3DJ.

Located in a prime position just off Maldon Road is this chain-free two double bedroom Victorian bay fronted semi-detached house within walking distance of Colchester Town Centre and Train Station with links to London Liverpool Street. Offering plenty of potential this quintessential British home still offers many of the original features throughout and could easily be adapted into a three bedroom with some minor adjustments. Internally the property benefits from an entrance hall accessed via the original stained glassed panelled door, from here there is a living room, spacious kitchen/diner and a further sitting room/sun room which provides access to the rear garden. To the first floor, there are two double bedrooms and a large first floor bathroom suite.





# Property Details.

## Ground Floor

### Entrance Hall

With original stained glassed door to enter, stairs rising to first floor, doors to:

### Living Room



13' 3" x 10' 10" (4.04m x 3.30m) With feature bay window to front, radiator, feature fireplace.

### Kitchen/Diner



14' 3" x 11' 10" (4.34m x 3.61m) With UPVC double glazed door to rear, a range of wooden units with worktops over, tiled splashbacks, inset sink and drainer, space for appliances, door to:

## Sitting Room/Sun Room



13' 1" x 7' 10" (3.99m x 2.39m) With window to side, sliding doors to rear, radiator.

## First Floor

### Landing

With doors to:

### Bedroom One



14' 2" x 10' 9" (4.32m x 3.28m) With window to front, radiator.

# Property Details.

## Bedroom Two



11' 10" x 9' 2" (3.61m x 2.79m) With window to rear, radiator.

## Bathroom



With window to rear, radiator, wash hand basin, low level WC, corner bath.

## Outside

### Front & Rear Gardens



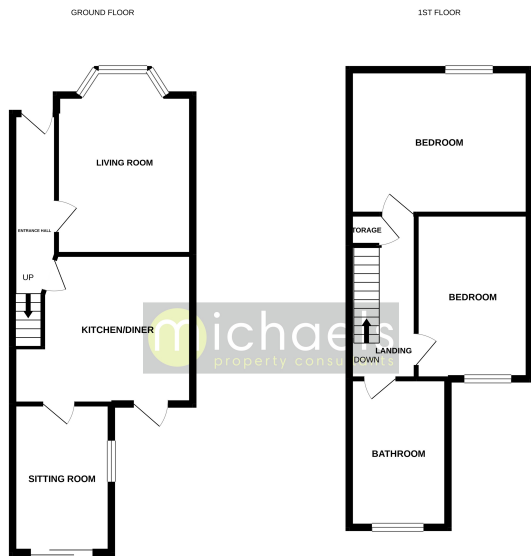
Outside, the property enjoys an established rear garden which offers a range of plants and shrubs. Directly to the rear of the property, there is a generous patio and a pathway from here leads down the garden to a further seating area and a large shed, which could be utilised as an office or studio. To the front, the property is located on an elevated plot and steps lead to the front door.

### Parking

Permit parking is available on street.

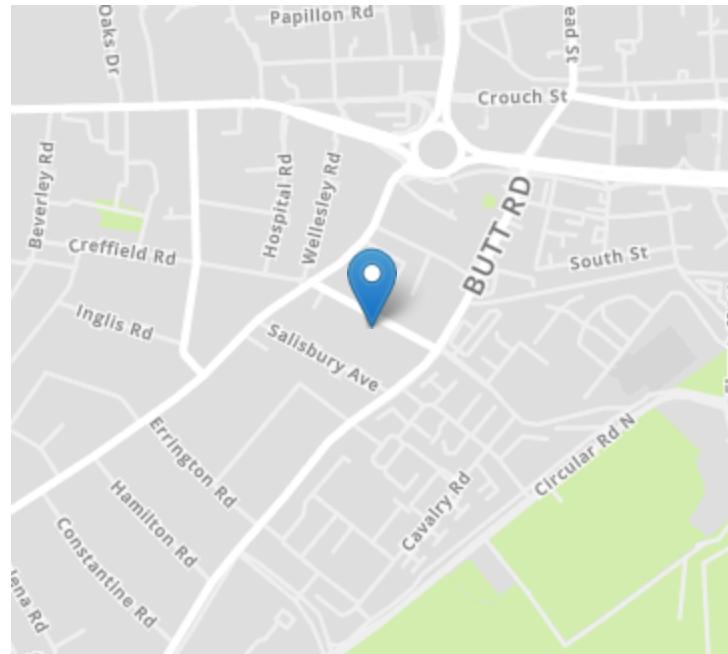
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, drawings, views and other data herein are approximate and no responsibility is taken for any misrepresentation or omission. This plan is for guidance purposes only and should be used as a guide only. It is not to be relied upon for any purpose other than that for which it is intended. The agent is not responsible for any errors or omissions. Made with Mapbox ©2021

## 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.