



- A Stunning Double Fronted Victorian Villa
- Circa 200 Years Old
- Filled With Character And Charm Throughout
- Feature Open Fireplaces And Beautiful Windows With Original Working Shutters
- Two Receptions Rooms
- Kitchen And A Breakfast/Sun Room
- Generous Garden
- Garage With Outbuilding And WC

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

A rare opportunity to purchase this stunning double fronted detached Victorian Villa in this prominent position in the heart of Lexden, Colchester with an interesting heritage which is believed to date back to 18th century. Offering a wealth of charm and character throughout, this exceptional home is located within minutes of mainline train stations and the Colchester Town Centre offering a wide variety of high class shops and popular restaurants.



# Property Details.

## Ground Floor

### Reception Hall

With original wood floor, stair rising to first floor with cupboard under, doors to;

### Living Room



13' 5" x 13' 0" (4.09m x 3.96m) With feature Box bay window to side with the original wooden shutters, window to front, open fireplace, radiator.

### Dining Room



13' 5" x 13' 1" (4.09m x 3.99m) With window to front featuring original sliding shutters, window to side, radiator, wood floor, open fireplace, door to kitchen.

## Kitchen



12' 3" x 7' 9" (3.73m x 2.36m) With window to rear, wood floor, radiator, a range of matching eye level and base units with worktops and inset butler sinks, electric oven, gas hob, integrated fridge/freezer and dishwasher, built in cupboard, open to;

### Breakfast Room/Sun Room

21' 6" x 9' 3" (6.55m x 2.82m) With door to rear, window to rear, double doors to side providing access to the rear garden, tiled flooring, radiator, feature fireplace, built in cupboard.

## First Floor

### Split Level Galleried Landing

With window to front and doors to;

### Bedroom One



13' 6" x 13' 3" (4.11m x 4.04m) With window to front, radiator, wood floor, feature fireplace.

# Property Details.

## Bedroom Two



13' 6" x 13' 3" (4.11m x 4.04m) With window to front, radiator, wood floor, feature fireplace.

## Bedroom Three



12' 4" x 9' 6" (3.76m x 2.90m) With window to side, radiator, wood floor, built in cupboard housing boiler.

## Bedroom Four

12' 0" x 9' 3" (3.66m x 2.82m) With window to side, radiator, wood floor.

## Family Bathroom



A four piece family bathroom with window to rear, free standing roll top bath tub, walk in double shower, close coupled WC, wash hand basin.

## Outside

### Rear Garden



A beautiful rear garden enclosed by brick walling and panelled fencing with gated side access, a patio area leading to lawn, access to the outdoors WC, outbuilding and garage.

### WC

5' 0" x 4' 11" (1.52m x 1.50m)

### Outbuilding

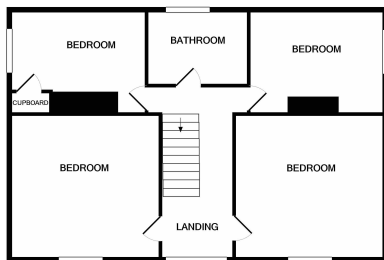
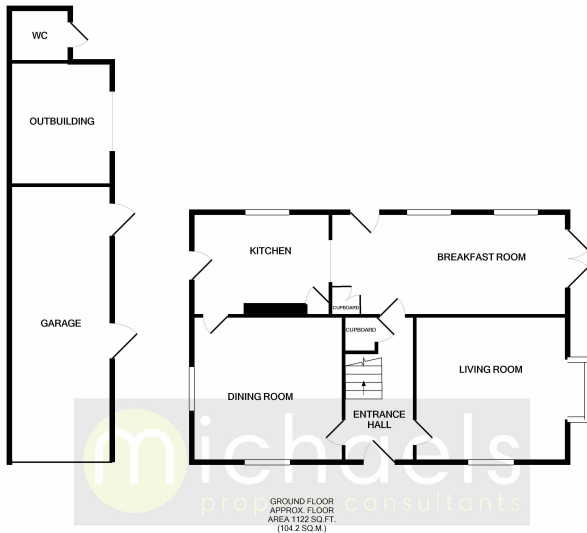
11' 7" x 8' 7" (3.53m x 2.62m) With two velux windows offering potential for conversion to a home office.

### Garage

24' 10" x 9' 3" (7.57m x 2.82m) With electric door to front, two doors to side.

# Property Details.

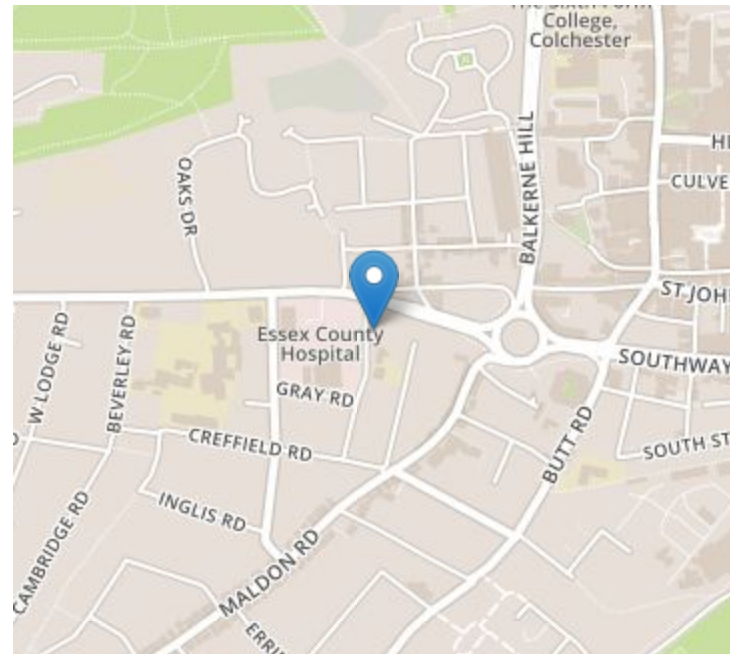
## Floorplans



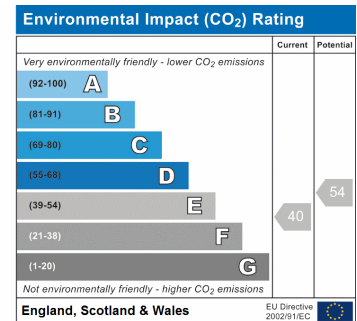
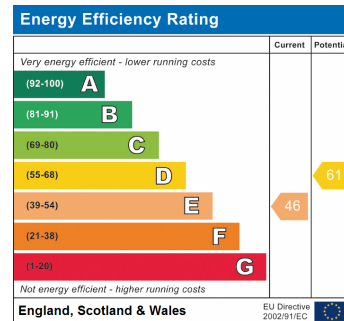
TOTAL APPROX. FLOOR AREA 1862 SQ.FT. (173.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MemoPro 10/2020

## 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.