

Guide Price

# £210,000



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- Two Double Bedrooms
- Victorian Terraced
- Open Plan 20ft Lounge/Diner
- Ground Floor Bathroom
- Utility Area
- Generous Rear Garden
- Close To The Town Centre And TrainStation

# 8 Albert Street, Colchester, Essex. CO1 1RU.

Guide Price £210,000 - £220,000 A superb first time buy located within minutes of the Colchester Town Centre and train station is this two double bedroom Victorian terraced house. Presented to the market in excellent order and offering a generous open plan living on the ground floor. The internal accommodation comprises of a 20ft lounge/diner, fitted kitchen, utility area, ground floor three piece bathroom suite and two double bedrooms on the first floor. Outside, the property benefits from a generous sized rear garden which offers a variety of seating areas ideal for outdoor dining. Permit parking is available on street, on a first come, first serve basis.





## Property Details.

### **Ground Floor**

## **Open Lounge/Diner**



21' 1" x 10' 0" (6.43m x 3.05m) With UPVC double glazed window to front and rear, wood flooring, two radiators, stairs rising to first floor with storage cupboard under, open to;

## Kitchen



7' 1" x 5' 10" (2.16m x 1.78m) With stable door to side, UPVC double glazed window to side, a range of matching eye level and base units with worktops over, inset sink and drainer, in-built oven with hob and extractor hood over, open to;

## **Utility Area**



With UPVC double glazed window to side, worktop with space for washing machine under.

#### **Bathroom**



With UPVC double glazed obscure window to rear, heated towel rail, wash hand band, low level WC, panelled bath with shower screen and shower over, part tiled walls.

## First Floor

## Landing

With doors to;

# Property Details.

#### **Bedroom One**



 $10'\ 0''\ x\ 9'\ 11''\ (3.05m\ x\ 3.02m)$  With UPVC double glazed window to front, wood floor, radiator, built in cupboard, cast iron fireplace.

#### **Bedroom Two**



 $10'\ 10''\ x\ 7'\ 7''\ (3.30m\ x\ 2.31m)$  With UPVC double glazed window to rear, radiator, built in cupboard.

## **Outside**

#### Rear Garden





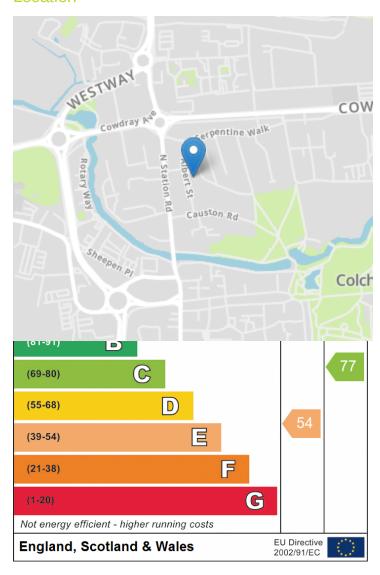
The property enjoys a generous rear garden which is enclosed by panel fencing and offers a decked area, as well as a patio area and garden shed. There is also a right of access located to the rear of the garden.

# 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.

