



- A Four Bedroom Detached Family Home
- St. Mary's Location - Close To City Centre Amenities, Shops & Transport Links
- Offered To Market On A Chain Free Basis
- Room For Improvement & Further Modification
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Cloakroom
- Four Bedrooms
- Garden, Garage & Parking

Call to view 01206 576999



44 St Albans Road, Colchester, Essex. CO3 3JQ.

A four-bedroom detached house located along a peaceful walkway connecting St. Mary's and Lexden, in the sought-after St. Mary's district of Colchester. The property offers scope for improvement and personalisation, making it an ideal opportunity for those looking to create a home to their own taste. The ground floor comprises an entrance hall, W.C, reception room, dining room with access to the rear garden, and a fitted kitchen. Upstairs, there are four bedrooms and a family bathroom. Outside, the property includes a garage and parking for one vehicle in front of the garage. The rear garden is predominantly laid to lawn, with a mix of panel fencing and a brick wall providing privacy. There is side access to the front of the property, a mature tree offering shade, and a garden shed providing useful outdoor storage.



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Living Room



18' 0" x 10' 7" (5.49m x 3.23m)

Dining Room



13' 1" x 8' 9" (3.99m x 2.67m)

Kitchen



13' 1" x 8' 2" (3.99m x 2.49m)

First Floor

Landing

Master Bedroom



12' 10" x 9' 10" (3.91m x 3.00m)

Property Details.

Bedroom Two



11' 2" x 7' 11" (3.40m x 2.41m)

Bathroom



6' 10" x 6' 9" (2.08m x 2.06m)

Bedroom Three



9' 7" x 7' 1" (2.92m x 2.16m)

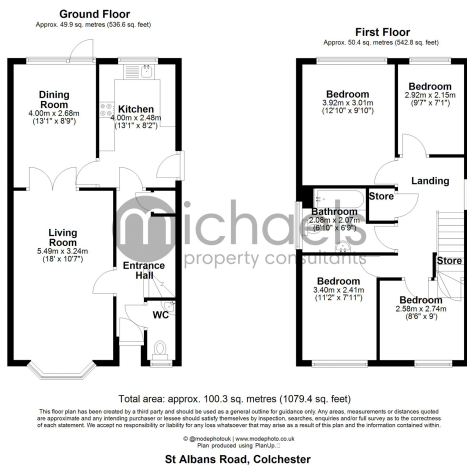
Bedroom Four



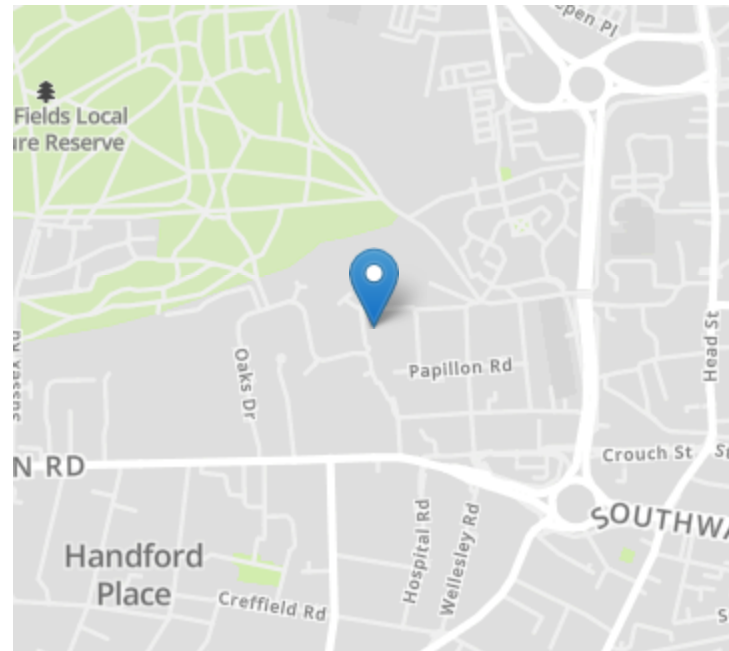
8' 6" x 9' 0" (2.59m x 2.74m)

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.