



- Positioned Within Close Proximity To Colchester Town Centre
- Two Double Bedroom Terraced House
- Two Receptions Rooms
- First Floor Bathroom
- Fitted Kitchen
- Private Rear Garden
- Viewing Advised

39 Victor Road, Colchester, Essex. CO1 2LX.

Located within close proximity to Colchester Town Centre and Hythe Train Station with links to London Liverpool Street is this two double bedroom terraced house, offered in great condition throughout and ideal for a first time buyer or investor looking to grow their portfolio. Offering two receptions rooms, fitted kitchen, two double bedrooms, first floor bathroom and a private rear garden.



Call to view 01206 576999



Property Details.

Ground Floor

Living Room



10' 11" x 9' 10" (3.33m x 3.00m) With UPVC window to front, radiator, wood effect floor, feature fireplace.

Dining Room



12' 6" x 11' 3" (3.81m x 3.43m) With UPVC window to rear, radiator, stairs rising to first floor, door to;

Kitchen



11' 10" x 6' 7" (3.61m x 2.01m) With UPVC double glazed window to side and rear, door to side, a fitted kitchen with matching eye level and base units, space for appliances.

First Floor

Landing

With doors to;

Bedroom One



10' 11" x 9' 10" (3.33m x 3.00m) With UPVC double glazed window to front, radiator.

Property Details.

Bedroom Two



10' 1" x 8' 2" (3.07m x 2.49m) With UPVC double glazed window to rear, radiator.

Bathroom



With UPVC obscure window to rear, wash hand basin, close coupled WC, panelled bath with shower over.

Outside

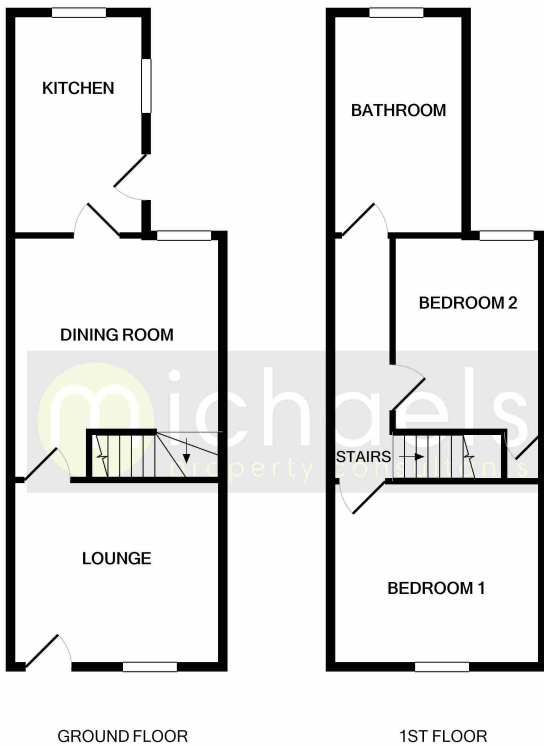
Garden



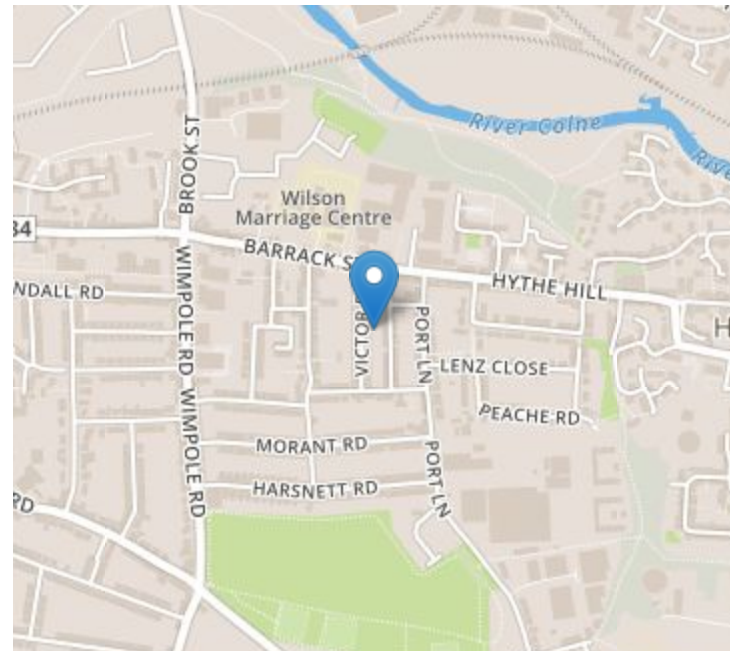
A private rear garden enclosed by panel fencing with lawn area and garden shed to remain.

Property Details.

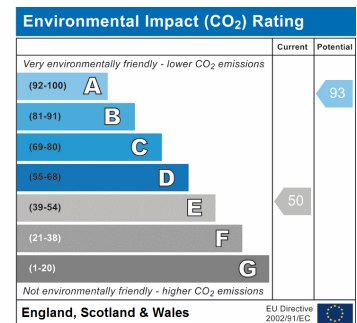
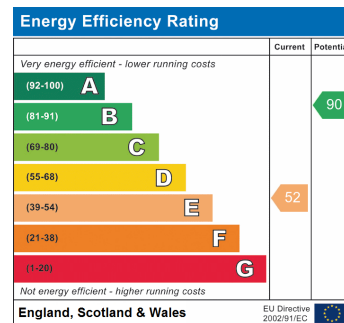
Floorplans



Location



Energy Ratings



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.
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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.