



- Commanding An Excellent Position In Colchester's Historic City Centre
- Having Undergone A Recent Programme Of Refurbishment
- Easy Access To Colchester's Vibrant City Centre Via Bus
- Two Generous Double Bedrooms
- Tiled Family Bathroom Suite
- Stunning Summer Room
- Modern Kitchen With Integrated Appliances Throughout
- Large Reception Room With Inset Electric Fire
- Well-Manicured & Landscaped Rear Garden
- Offered To The Market With No Onward Chain!

## 9 Victoria Court, Lexden Road, Colchester, Essex. CO3 4BZ.

Commanding an excellent position in Colchester's historic and vibrant city centre, offering peace and tranquillity and located off the very desirable Lexden Road, sits this deceptively spacious two-bedroom bungalow that has just completed its well-considered renovation. Offered to the open market with no onward chain, this excellent home boasts a picturesque and well-manicured private and enclosed rear garden. Having recently completed a full refurbishment, it's accommodation is ready to be occupied and enjoyed without delay.





# Property Details.

## Accommodation All On One Floor (Bungalow)

### Entrance Porch

Glazed door to front aspect, door to:

### Entrance Hall

11' 3" x 2' 8" (3.43m x 0.81m) Loft access, radiator, airing cupboard housing cylinder, doors to:

### Master Bedroom



9' 9" x 14' 9" (2.97m x 4.50m) Double glazed window to rear aspect, radiator, fitted wardrobes

### Bedroom Two



9' 3" x 10' 5" (2.82m x 3.17m) Double glazed window to side aspect, radiator

## Family Bathroom



Bathroom suite comprising of; W.C, vanity wash hand basin, 1/2 tiled walls, wall mounted mirror front cabinets, panel bath with screen and shower hose attachment over, carpeted floor, double glazed window to front aspect

## Kitchen



9' 9" x 9' 1" (2.97m x 2.77m) Double glazed window to front aspect, a range of modern fitted base and eye level units with worksurfaces over, inset sink, drainer and mixer tap over, drawers under, inset oven, hob and extractor fan over, benefiting from; integrated fridge/freezer and dishwasher, radiator, LVT flooring, contrasting brick tiled splashback

# Property Details.

## Reception Room



Double glazed window to side aspect, radiator, variety of communication points, radiator, inset feature electric fireplace, glazed doors to summer room:

## Summer Room



11' 4" x 16' 6" (3.45m x 5.03m) Double glazed windows to all aspects (providing unrestricted garden views), radiator glazed doors to both side aspects

## Outside, Garden & Parking



The summer room offers unrestricted panoramic views of the bungalow's private and beautiful gardens, featuring a raised decking area, an array of mature shrubs, plants and bushes throughout and a patio area ideal for outdoor dining. An outdoor tap is also available for convenience

A handsome cast iron gate provides access to an allocated parking area, where parking for one vehicle can be found. To the front of the bungalow, a large communal green space can be found for the exclusive use of its residents.

## Leasehold Information

Please be advised that this property is offered on a leasehold basis, with the lease beginning in 1984, commencing at 999 years and therefore meaning there is approximately 961 years remaining on the lease term.

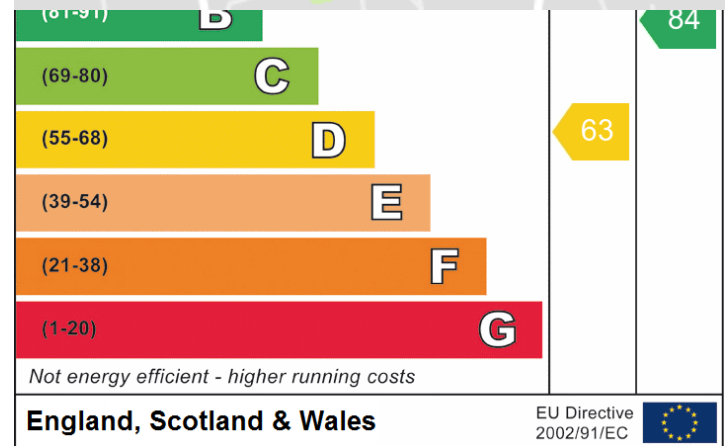
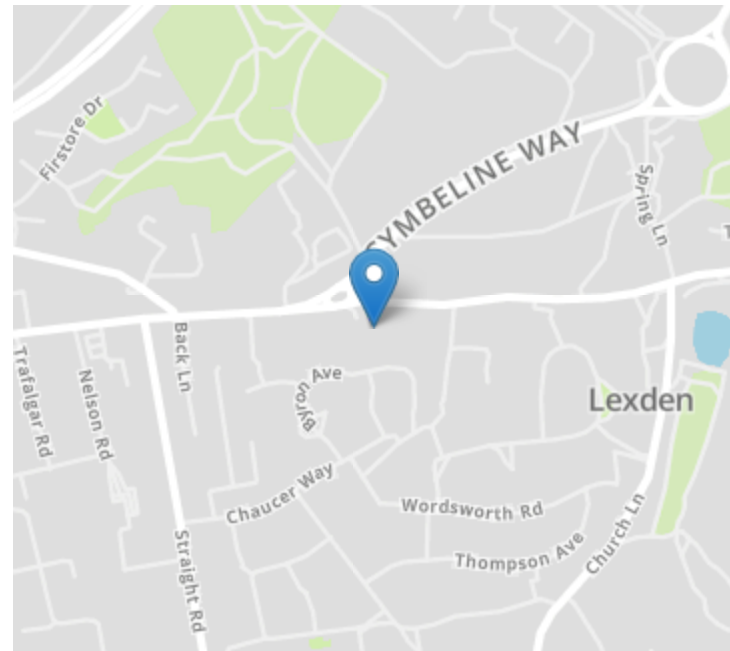
A reasonable maintenance fee is payable at approximately £400 per annum, and this contributes towards the upkeep of all communal green spaces and parking. We do advise that all interest parties confirm the leasehold charges applicable to this home and it's related set up with their appointed conveyancer, at an early stage of their conveyance, preventing any discrepancy.

# 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.