



- Stunning Victorian Property
- Two Reception Rooms
- Brand Kitchen and Bathroom
- Two Double Bedrooms
- First Floor Bathroom
- Refurbished And Modernised to A High Standard
- Low Maintenance Garden
- Close To Town & Station

### 3 Victor Road, Colchester, Essex. CO1 2LU.

Located within easy reach to Colchester Town Centre and Mainline Train Station is this beautifully presented Victorian end of terrace property. The current vendors have modernised the property throughout to an exceptionally high standard. The property comprises of two sizeable reception rooms with original features leading to the brand new fitted kitchen at the rear. The first floor offers two double bedrooms and a brand new four piece family bathroom. The low maintenance rear garden offers a sun decking area further space for a lawn or shingle area and a private side access gate.



# Property Details.

## Ground Floor

Entrance Door To:

### Living Room



10' 9" x 9' 3" (3.28m x 2.82m) UPVC sash window to front aspect, feature fire place, picture rails, striped wooden floorboards, radiator.

### Dining Room



12' 6" x 10' 4" (3.81m x 3.15m) UPVC sash window to rear aspect, striped wooden floor boards, stairs rising to first floor, radiator.

## Kitchen



11' 4" x 6' 3" (3.45m x 1.91m) UPVC window to rear and side aspects, range of base units with roll edge work surfaces over, four ring gas hob and electric oven, newly fitted gas combi gas boiler, stainless steel sink unit with tap and drainer, space for appliances, spot lights, door leading to garden.

## First Floor

### Landing

Loft access, doors leading to;

### Bedroom One



11' 2" x 9' 4" (3.40m x 2.84m) UPVC sash window to front aspect, radiator.

# Property Details.

## Bedroom Two



10' 4" x 7' 9" (3.15m x 2.36m) UPVC sash window to rear aspect, storage cupboards, radiator.

## Family Bathroom



Frosted sash window to rear aspect, oval over sized bath with waterfall mixer taps, low level WC, pedestal wash hand basin, double walk in fully tiled shower cubicle, part tiled walls, chrome heated towel rail, spot lights.

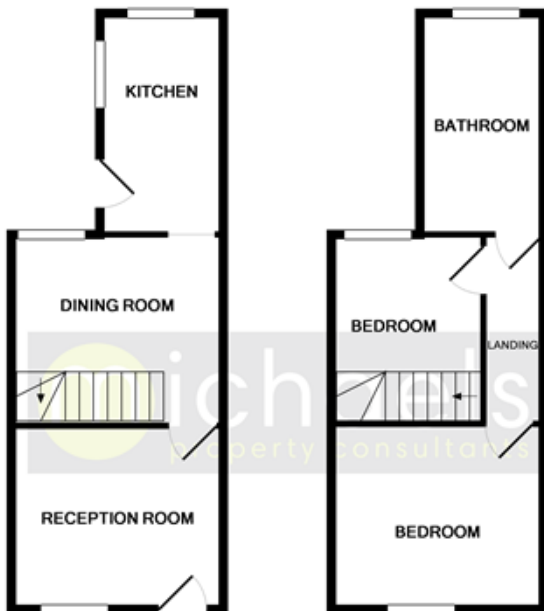
## Rear Garden



The west facing rear garden comprises of paved area, garden tap, gate to side, newly laid decking area, further turf area, raised sleepers, enclosed by panel fencing.

# Property Details.

## Floorplans



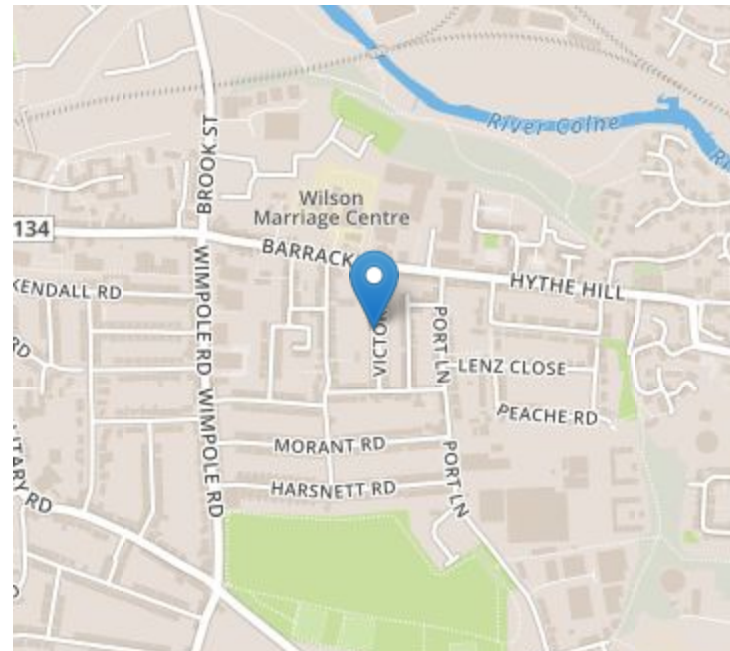
GROUND FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)

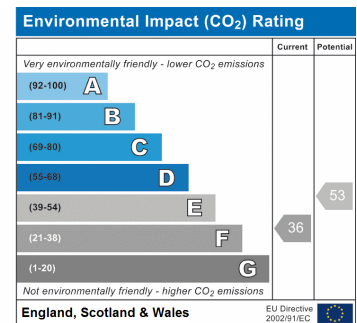
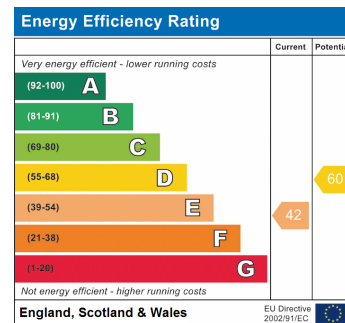
TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

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.  
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## 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.