



- Tastefully Refurbished Victorian Terrace House
- Two Double Bedrooms
- Two Reception Rooms With Feature Fireplaces
- Plenty Of Charm And Character
- Modern Three Piece Ground Floor Bathroom
- Located Within The Popular Area Of Lexden

7 Hospital Road, Lexden, Colchester, Essex. CO3 3HJ.

Guide Price £235,000 - £250,000 Offered to the market with no onward chain is this tastefully refurbished and character filled two double bedroom terraced house, residing within the popular district of Lexden with its vast array local amenities on the doorstep and the hustle and bustle of Colchester Town Centre only a short walk away. Having been fully refurbished this exceptional home is ready to be enjoyed by any prospective purchaser and would make an ideal first time purchase.



Property Details.

Ground Floor

Living Room



11' 4" x 10' 6" (3.45m x 3.20m) With sash window to front, radiator, feature cast iron fireplace with storage cupboard adjacent, door to;

Inner Hallway

With stairs to first floor, doors to;

Dining Room



10' 10" x 10' 6" (3.30m x 3.20m) With sash window to rear, radiator, feature red brick fireplace, worktop with space under, integrated fridge/freezer, door to;

Kitchen

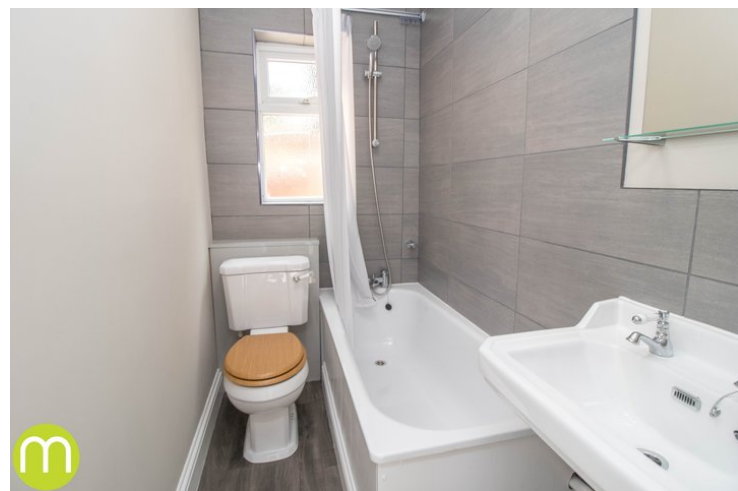


7' 0" x 4' 2" (2.13m x 1.27m) With sash window to side, eye level units with matching base units, worktop with inset butler sink, tiled splashback, electric oven with gas hob and extractor hood over.

Lobby

With UPVC door to outside, door to;

Bathroom



With UPVC double glazed obscure window to rear, radiator, low level WC, wash hand basin, panelled bath with shower over, part tiled walls.

Property Details.

First Floor

Half Landing

With doors to;

Bedroom One



11' 5" x 10' 5" (3.48m x 3.17m) With sash window to front, radiator, exposed wood flooring, built in storage.

Bedroom Two



10' 10" x 10' 5" (3.30m x 3.17m) With sash window to rear, radiator, exposed wood flooring, built in storage.

Outside

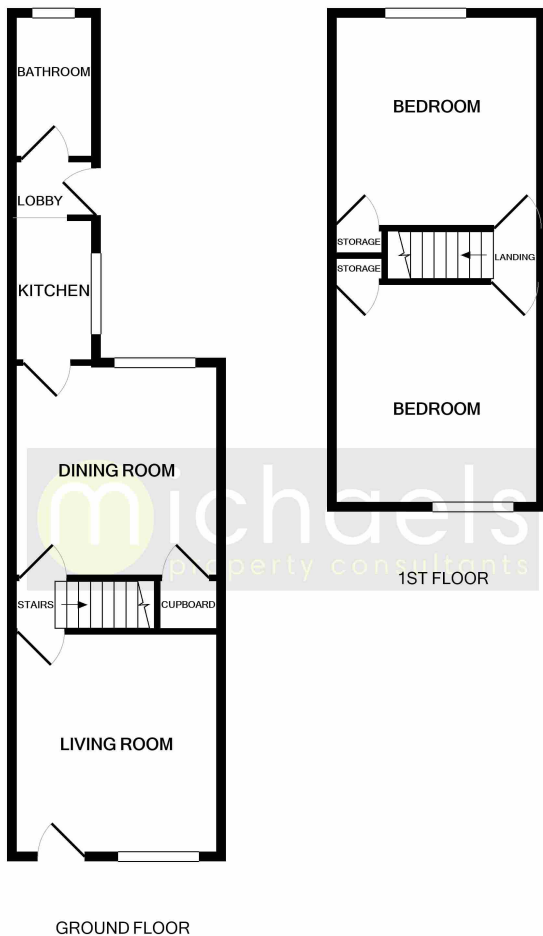
Rear Garden



There is a handsome rear courtyard garden which allows space for an outdoor bistro set.

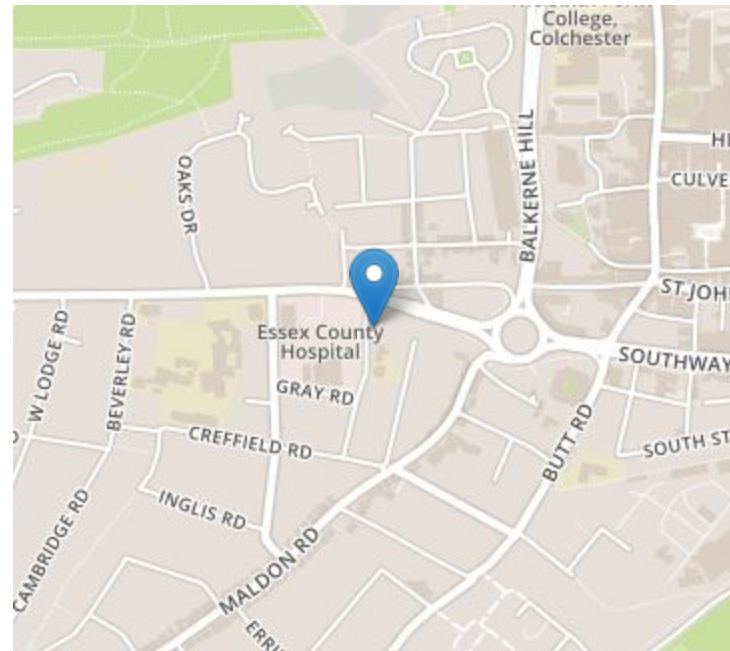
Property Details.

Floorplans

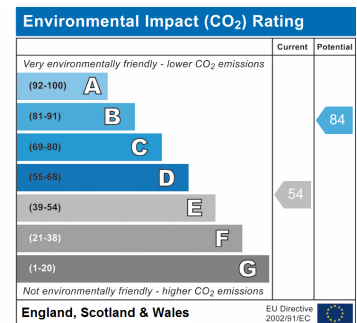
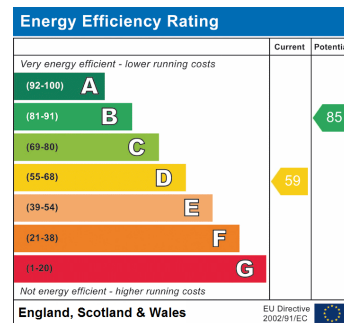


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.