



- New Town District
- Edwardian Terraced House
- Perfect First Time Purchase Or Investment!
- Two Well Proportioned Reception Rooms
- Sash Windows & Feature Fireplaces Throughout
- Fitted Kitchen With Space For Appliances
- Two Generous Bedrooms
- First Floor Family Bathroom Suite
- Offered With No Onward Chain!

Call to view 01206 576999



## 74 Victor Road, Colchester, Essex. CO1 2LX.

\*Guide Price £210,000 - £220,000\* Calling all first time buyers & investors alike, this charming and well appointed two bedroom Edwardian home is presented to market in great order and simply needs to be viewed to be appreciated. Positioned on a popular road within the 'New Town' district of Colchester, this sizeable terraced home offers two well-proportioned reception rooms with feature sash windows and a fitted kitchen with space for appliances to the rear. The first floor accommodation provides two generously sized bedrooms and a first floor family bathroom suite. Within moments of Colchester's Town Centre Station, offering direct links to London Liverpool Street Station & an array of further amenities near by, we encourage early enquiries to prevent disappointment. Offered with no onward chain.



# Property Details.

## Ground Floor

### Living Room



11' 0" x 10' 0" (3.35m x 3.05m) Sash window to front aspect, radiator, victorian style feature fireplace with surround, television aerial point, storage cupboard, doorway to:

### Dining Room



10' 9" x 10' 0" (3.28m x 3.05m) Sash window to rear aspect, radiator, under stairs cupboard, stairs to first floor, glazed door to:

## Kitchen



12' 2" x 6' 5" (3.71m x 1.96m) A range of fitted base and eye level units with work surfaces over, inset four ring hob with extractor fan over, inset electric fan assisted oven and grill, stainless steel sink, drainer and taps over, space for washing machine & fridge/freezer, sash window to side aspect, UPVC window to rear aspect, ceramic tiled floor, stable door to side aspect leading to rear garden

## First Floor

### Landing

Stairs to ground floor, doors to:

### Master Bedroom



11' 0" x 10' 0" (3.35m x 3.05m) Sash window to front aspect, feature fire place, cupboard, radiator

# Property Details.

## Bedroom Two



10' 1" x 8' 2" (3.07m x 2.49m) Sash window to rear aspect, radiator, cupboard

## Outside

### Garden & Parking



The property benefits from a low maintenance courtyard style rear garden, which features bamboo fence boarders, a raised patio area and an array of mature shrubs and plants throughout. Parking is easily accessible on road for both residents and visitors alike.

## Family Bathroom



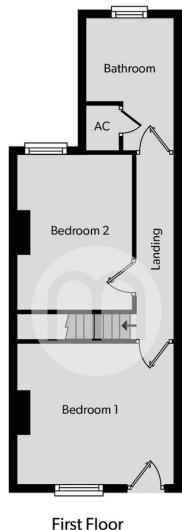
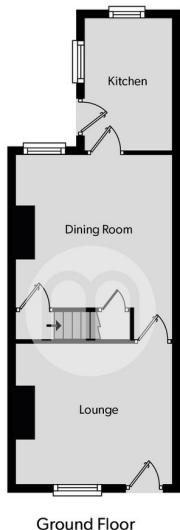
Bathroom suite comprising of panel bath with shower attachment over and curtain, wash hand basin, W.C., airing cupboard housing combination boiler, pedestal wash hand basin, tiled walls, radiator, sash window to rear aspect

## Location

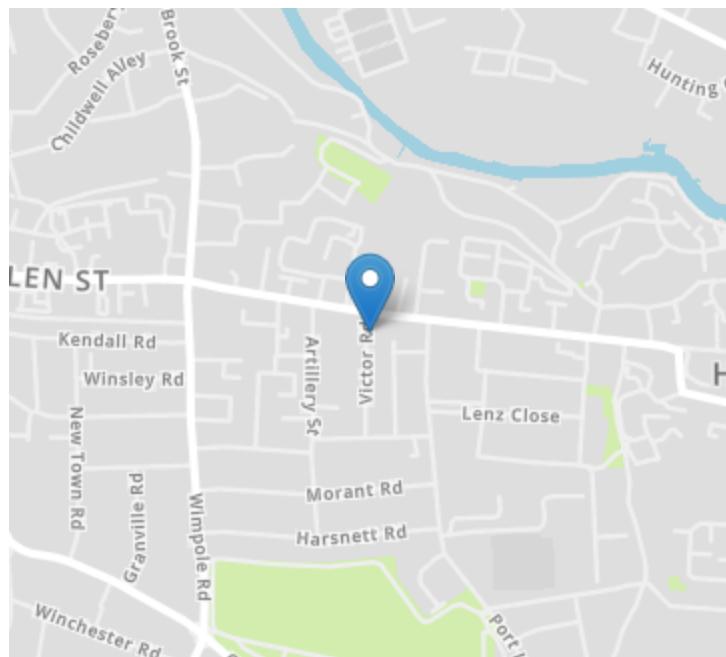
'New Town' district is in the heart of Colchester's Town Centre & is home to array of period homes and within moments of Colchester's Town Centre and Colchester's Town Centre Station. It is within walking distance of an array of shops and useful amenities, as well as served by an excellent bus service.

# 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.