



- Maldon Road District
- Victorian Town House
- Three Well Proportioned Bedrooms
- Living Room With Bay Window
- Modern Fitted Kitchen
- Contemporary Finish Throughout
- Off Road Parking For Two Cars
- Courtyard Garden
- Walking Distance Of Colchester Train Station

31 Alexandra Road, Maldon Road District, Colchester, Essex. CO3 3DF.

Guide Price £300,000 - £325,000 Positioned just off Maldon Road is this three bedroom Victorian town house offering generous accommodation over three floors, whilst being offered in good condition throughout with contemporary fittings. Located within walking distance to the Colchester Town Centre and Train Station with links to London Liverpool Street. The internal highlights include two reception rooms with the living room featuring a bay window, a fitted kitchen, three good sized bedrooms spread over two floors and a four piece family bathroom. Outside, the property also features a courtyard garden and off road parking for two cars. Internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With stairs rising to first floor, doors to;

Living Room



13' 3" x 11' 10" (4.04m x 3.61m) With feature bay window to front, radiator, feature fireplace.

Dining Room



11' 10" x 11' 9" (3.61m x 3.58m) With window to rear, radiator, two built in cupboard, open to;

Kitchen



17' 6" x 6' 11" (5.33m x 2.11m) With window to side and rear, door to side, a range of matching eye level and base units with drawers and worktops over, range style cooker with extractor hood over, laminate style worksurfaces and breakfast bar, double butler sinks and integrated washing machine.

First Floor

Landing

With doors to;

Bedroom One



10' 11" x 10' 11" (3.33m x 3.33m) With window to front, radiator, two built in cupboards.

Property Details.

Bathroom



With window to rear, fully tiled, heated towel rail, his and her sink, bath tub, walk in shower.

WC

With close coupled WC and wash hand basin.

Second Floor

Landing

With doors to;

Bedroom Two



12' 6" x 11' 7" (3.81m x 3.53m) With box bay window to front, radiator, built in cupboard.

Bedroom Three



11' 6" x 11' 8" (3.51m x 3.56m) With box bay window to front, radiator, built in cupboard.

Outside

Garden



A courtyard style rear garden enclosed by panel fencing with gated rear access.

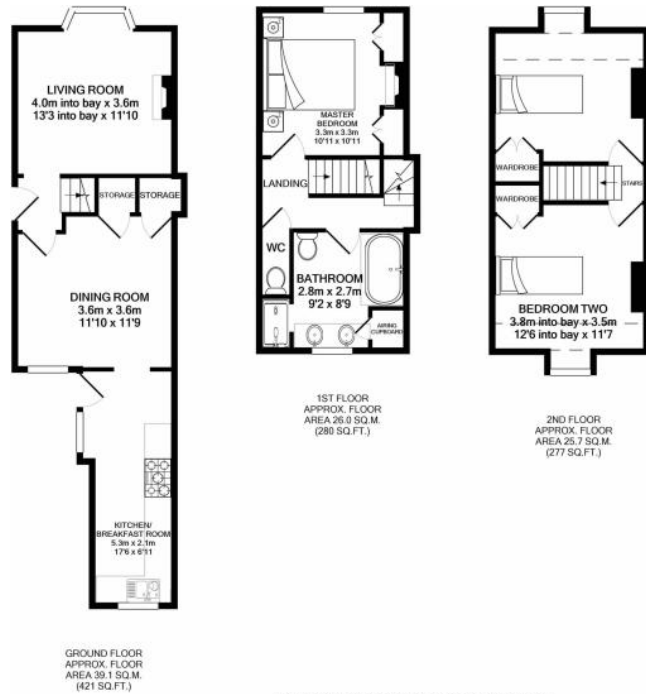
Parking



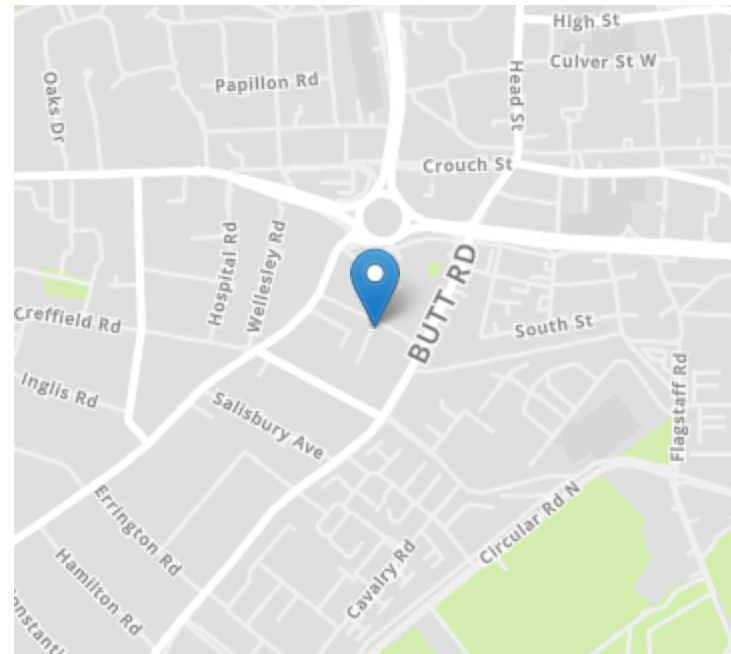
Two allocated parking space located to the rear of the property.

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.