



## 26 Beaconsfield Avenue, Colchester, Essex. CO3 3DJ.

A fantastic opportunity to acquire this substantial four bedroom semi-detached period home, which can either be purchased as the perfect investment opportunity or reimagined as a family home, whilst featuring some of the finest architecture throughout. Residing just off the Maldon Road and in an elevated position, this excellent home is within walking distance to Colchester city centre, train station with links to London Liverpool Street and also falls within the highly sought after 'Hamilton School Catchment.'

- Currently Divided Into Two Separate Flats
- Boasting A Range Of Original Features And Character Throughout
- Within Striking Distance Of An Array Of Amenities, City Centre & Station
- No Onward Chain
- Investment Opportunity Or Family Home
- Large & Impressive Garden Currently Divided To Accommodate Both Flats
- A Fine Example Of A Beautiful Bay Fronted Victorian Home
- Versatile Accommodation Spread Of Three Floors
- Light Refurbishment Required With An Abundance Of Potential Throughout
- Within Close Proximity To Some Of The Areas Finest Schooling





# Property Details.

## 26A Ground Floor Accommodation

### Living Room



17' 7" x 10' 8" (5.36m x 3.25m) Bay window to front aspect, radiator, feature fireplace, door leading into:

### Bedroom



12' 4" x 11' 6" (3.76m x 3.51m) Window and door to rear aspect, feature fireplace, radiator, obscured windows to side aspect. This room can easily be reconfigured back into a reception/living area.

### Kitchen



10' 5" x 7' 11" (3.17m x 2.41m) Range of work surfaces, stainless steel sink, space for appliances and cooker, tiled walls, storage cupboard, obscured window to side aspect, door to:

### Bathroom & Separate WC



Low level W.C, wash hand basin, bathroom comprising of panelled bath, hand wash basin, tiled walls, obscured UPVC window to rear aspect, radiator.

## 26B First Floor Accommodation

### Entrance Hallway

Main door leading into hallway, stairs rising to first floor:

### Landing

Radiator, stairs rising to second floor.

# Property Details.

## Living Room



16' 5" x 11' 7" (5m x 3.53m) Sash windows to front aspect, feature fire place, storage cupboard, radiator.

## Kitchen



9' 11" x 9' 3" (3.02m x 2.82m) Range of eye level units, work stops and cupboards, radiator, space for appliances, window to side and rear aspect, space for cooker.

## Dining Room/Bedroom



9' 11" x 10' 5" (3.02m x 3.18m) Sash window to side aspect, feature fireplace, radiator.

## Bedroom One

12' 7" x 10' 7" (3.84m x 3.23m) Sash window to rear aspect, feature fireplace, radiator.

## Bedroom Two

11' 10" x 10' 2" (3.61m x 3.1m)

## Second Floor

### Loft Room/Bedroom Two



11' 10" x 10' 2" (3.61m x 3.1m) Currently utilised as a loft room or office, comprising of a window to side aspect, feature fireplace, radiator.

## Outside



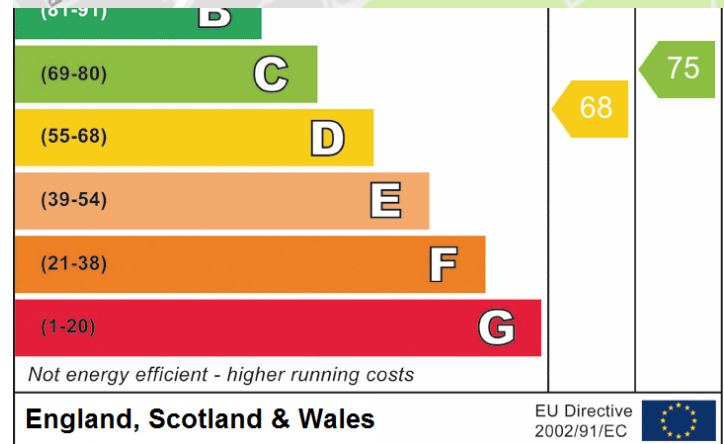
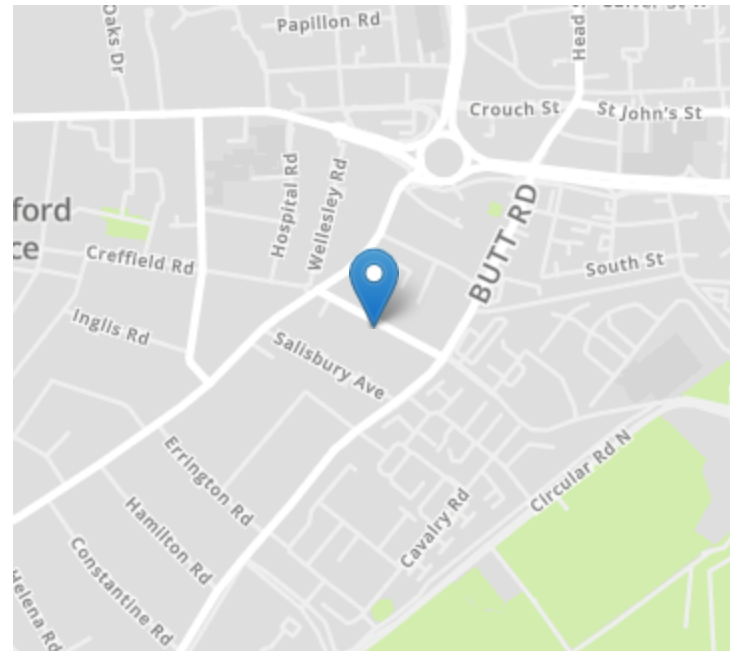
To the rear of the property offers a large garden which has been divided to accommodate both of the flats, again this is something which can be changed back with the divide removed. To the front of the property offers a small frontage with side access leading to the entrance of flat 26A. To the front of the property offers permit residence parking.

# 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.