

oakheart

£270,000

Guide Price  
Alexandra Road, Colchester





Guide Price: £270,000 - £280,000.

Positioned just off Maldon Road, this charming four bedroom Victorian townhouse offers generous accommodation spread over three floors. While in need of renovation, the property boasts an abundance of potential & provides an exceptional amount of living space along with versatile accommodation, making it a perfect canvas for personalisation. With the added benefit of no onward chain, moving in and making it your own is straightforward.

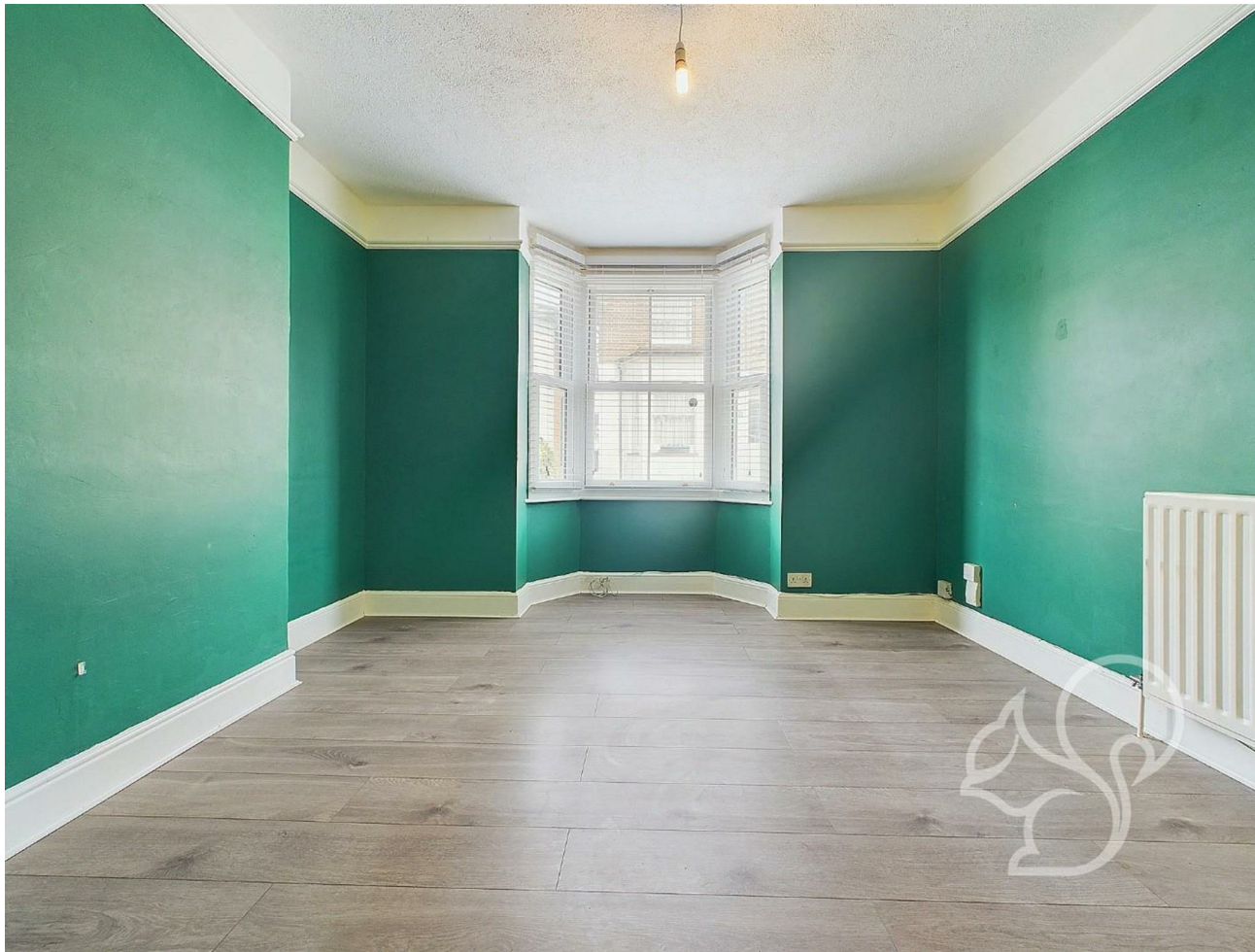
On the ground floor, you are welcomed by an entrance hall leading to

a spacious living room featuring a beautiful bay window that allows plenty of natural light. Adjacent is the dining room, perfect for family gatherings and entertaining. The kitchen, which has access to the rear garden, offers ample space for culinary adventures. A family bathroom completes the ground floor amenities.

The first floor comprises a landing area, a generous double bedroom, an additional bedroom, and a convenient WC. Ascending to the second floor, you will find another landing and two further double bedrooms, providing ample space for family, guests, or even a home office setup.

Outside, the property features an enclosed rear garden, perfect for outdoor relaxation and gardening. Additionally, permit parking is available for roads leading off Alexandra Road, ensuring convenient parking options.

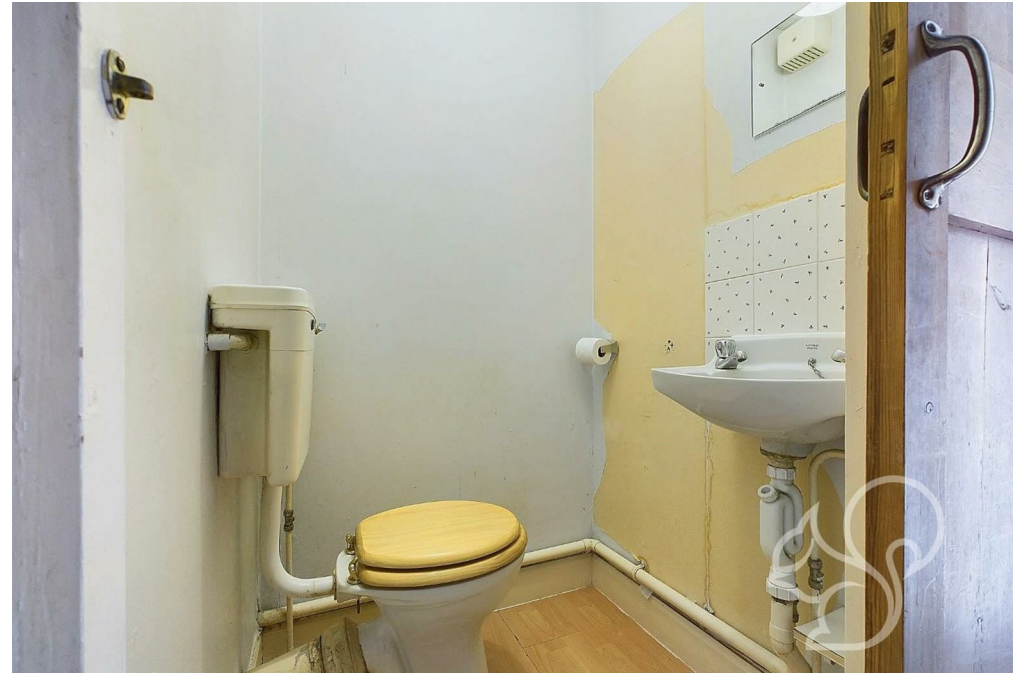
This property is ideally located within walking distance to Colchester City Centre and the train station, which offers direct trains to London Liverpool Street. This prime location ensures easy access to local amenities, shopping, dining, and excellent transport links.







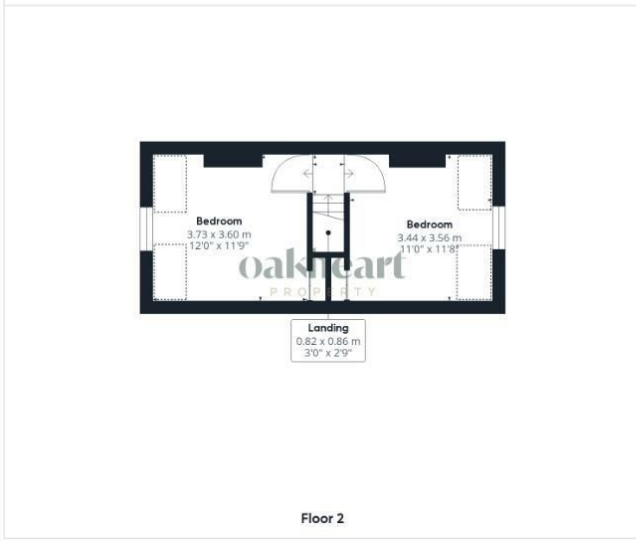
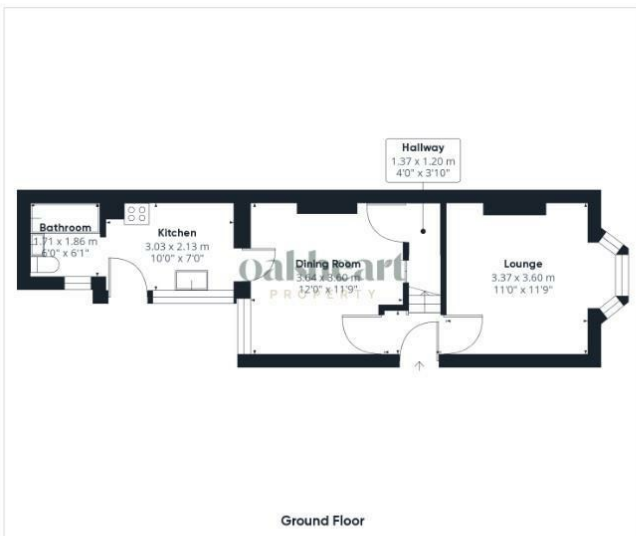












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**Approximate total area<sup>RM</sup>**  
 92.13 m<sup>2</sup>  
 991.68 ft<sup>2</sup>

**Reduced headroom**  
 4.19 m<sup>2</sup>  
 45.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.