



VICTOR ROAD, COLCHESTER, CO1

AUCTION GUIDE PRICE £195,000





CLIVE EMSON AUCTIONEERS 20<sup>TH</sup> JULY- A three-bedroom semi-detached house for improvement.

Three-bedroom semi-detached house situated in the popular area of New Town having easy access to the city centre and the train station. This property comprises of two double bedrooms, main bedroom with WC, a good-sized single bedroom, two reception rooms, bathroom with a full suite and fitted kitchen. Contact Clive Emson Auctioneers for viewings.

#### LOUNGE

10' 10" x 10' 01" (3.3m x 3.07m) Wooden flooring, double glazed window to front, feature fireplace (not working), radiator with cover and glazed folding door to



#### DINING ROOM

12' 6" maximum x 10' 10" (3.81m x 3.3m) Carpet/wooden flooring, double glazed window to rear, radiator with cover, stairs leading to first floor and door to



### KITCHEN

11' 9" x 6' 4" (3.58m x 1.93m) Galley style, double glazed window to side, gas hob with oven below, extractor fan above, worktop to side and matching eye and base level units. Further work top with 1/2 bowl sink unit, plumbing for automatic washing machine, boiler cupboard with newly fitted Valliant gas boiler. Walk through to lobby area which has space for fridge freezer and double glazed door to rear and door to

### BATHROOM

6' 1" x 5' 10" (1.85m x 1.78m) Fully tiled, towel rail and full suite comprising of bath with shower over & shower screen, low level WC and pedestal wash hand basin.

### LANDING

Access to loft space and doors to bedrooms one, two & three.

### BEDROOM ONE

10' 10" x 10' 1" (3.3m x 3.07m) Double glazed window to front, radiator and the over stairs cupboard has been made into a WC with low level WC and wash hand basin.



### BEDROOM TWO

10' 00" x 8' 2" (3.05m x 2.49m) Double glazed window to rear and radiator.



### BEDROOM THREE

11' 10" x 6' 6" (3.61m x 1.98m) Double glazed window to rear and radiator.

### OUTSIDE

Small walled area to front with a passage way to the rear gate leading to the courtyard garden. On road parking is available on a first come first serve basis.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		