



VICTOR ROAD, COLCHESTER, ESSEX, CO1

GUIDE PRICE £210,000 - £215,000





A two-bedroom well-presented semi-detached house with no onward chain, located in New Town within walking distance to the local Train station and Town centre. This family home comprises of two good sized bedrooms, two reception rooms, kitchen and bathroom. Further benefitting from a rear enclosed garden, central heating throughout and on road parking. An early viewing is advised to appreciate the accommodation to offer!

#### ENTRANCE HALL

UPVC double glazed door into



#### LOUNGE

11' 2" x 9' 4" (3.4m x 2.84m) UPVC double glazed window to the front, wood flooring, 1 x radiator.

#### DINING ROOM

12' 8" x 11' 6" (3.86m x 3.51m) UPVC double glazed window to the rear, feature fireplace, stairs to landing, fitted carpet, 1 x radiator.





### KITCHEN

11' 6" x 6' 5" (3.51m x 1.96m) UPVC double glazed window to rear, UPVC double glazed back door leading to rear garden, eye level and base units with over worktops, integrated electric oven/ hob, extractor fan, inset stainless sink, washing machine, space for Fridge/ freezer.

### BEDROOM ONE

11' 0" x 9' 6" (3.35m x 2.9m) UPVC double glazed window to the front, fitted carpet, 1 x radiator.

### BEDROOM TWO

10' 0" x 7' 9" (3.05m x 2.36m) UPVC double glazed window to the rear, built in cupboard, fitted carpet, 1 x radiator.

### BATHROOM

11' 4" x 6' 5" (3.45m x 1.96m) UPVC double glazed window to the rear, bath, vanity hand wash basin, low level wc, separate shower with glass screen.

### GARDEN

Rear enclosed garden with patio and small shed.

### PARKING

Parking on road.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 44   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |