

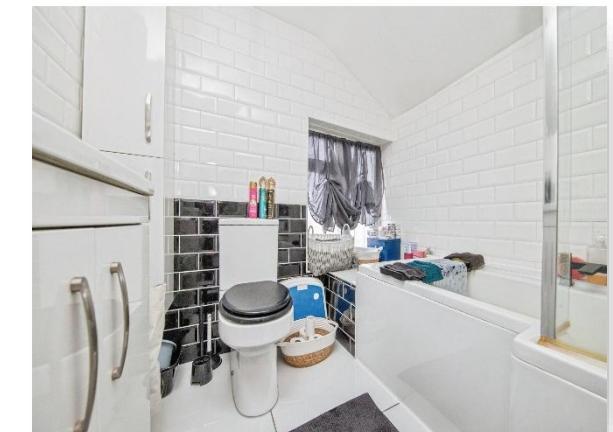


Alexandra Terrace, Colchester, CO3 3DE

welcome to

Alexandra Terrace, Colchester

This terraced house is conveniently positioned for access to nearby green spaces and everyday amenities. Colchester mainline railway station, providing direct links to London Liverpool Street, is within reasonable reach, as are major road networks including the A12.



Situated in a highly convenient and well-established residential location, this lovely home presents an excellent opportunity for buyers seeking a characterful home within easy reach of the town centre and local amenities.

The property occupies a desirable position along Alexandra Terrace, a popular address known for its proximity to Colchester's wide range of shops, cafés, schools, and transport links.

The accommodation is arranged to provide practical and flexible living space, making it well suited to a variety of purchasers including first-time buyers, professionals, families, or investors alike.

Internally, the home offers well-proportioned rooms with plenty of natural light, creating a welcoming and comfortable atmosphere throughout. The layout is designed for modern living while retaining the charm expected of a property in this location. There is scope for personalisation or further enhancement, subject to the buyer's requirements.

Entrance Door To:

Living Room

Carpet, radiator, original feature fireplace, double glazed window to front, leading to:

Inner Lobby

With stairs to first floor and door to:

Dining Room

Double glazed window to rear, feature fireplace, radiator, built-in storage, carpet, leading to:

Kitchen

Range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, space for appliances, tiled floor, double glazed window and door to rear.

First Floor Accommodation

Bedroom One

Feature fireplace, double glazed window to rear, radiator, carpet, door to:

Bathroom

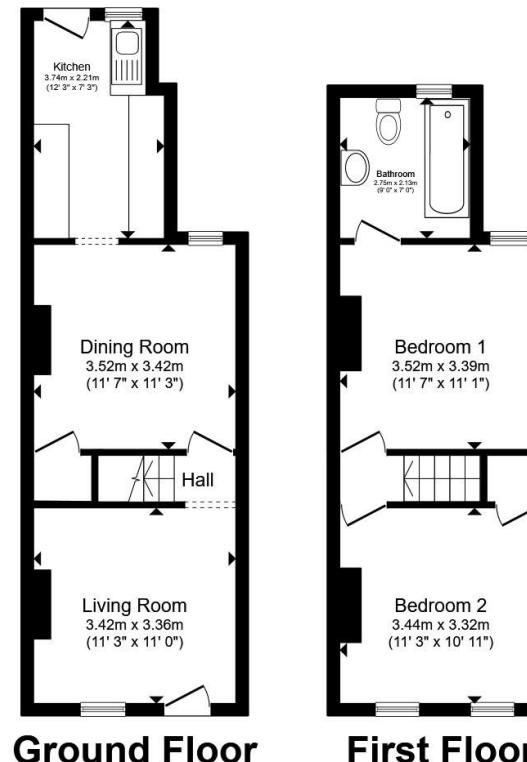
P-shaped bath with shower over and screen, low level w.c. and wash hand basin, vanity cupboards, tiled walls and floor, radiator, double glazed window to rear.

Bedroom Two

Two double glazed windows to front, feature fireplace, radiator, carpet.

Outside

The property benefits from enclosed low maintenance rear garden.



Total floor area 67.6 m² (727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Alexandra Terrace, Colchester

- GREAT TRANSPORT LINKS
- SPACIOUS 2 BEDROOM HOUSE
- MODERN LIVING
- GREAT OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

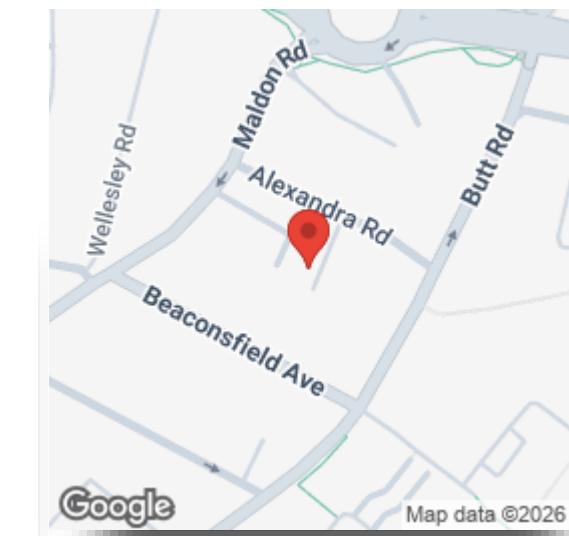
£220,000



view this property online williamhbrown.co.uk/Property/CCS121209

directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:
CCS121209 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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