



Albion Grove, Colchester, CO2 7RZ

welcome to

Albion Grove, Colchester

This deceptively spacious bay fronted Victorian terraced house is situated in the popular New Town area of Colchester, offering excellent access to local amenities, the city centre and train station. The property is currently let out and could be an IDEAL INVESTMENT OPPORTUNITY.



Early viewing is advised of this attractive investment opportunity conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises lounge with feature fireplace and bay window, separate dining room, kitchen and bathroom.

The first floor two spacious double bedrooms, one with en suite shower room.

Externally there is a generous rear garden.

Entrance Door To:

Living Room

12' 3" max x 11' 10" + bay recess (3.73m max x 3.61m + bay recess)

Double glazed bay window to front, feature fireplace, radiator, leading to:

Inner Hall

With stairs to first floor and door to:

Dining Room

12' 5" max x 10' 10" + cupboard recess (3.78m max x 3.30m + cupboard recess)

Double glazed window to rear, storage cupboard, radiator, door to:

Kitchen

7' 10" max x 6' 7" max (2.39m max x 2.01m max)

Base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, tiled floor, double glazed window to side, door to:

Rear Lobby

External door to side, door to:

Bathroom

Panel enclosed bath, pedestal wash hand basin, w.c., tiled walls, laminate wood flooring, radiator, double glazed window to side.

First Floor Accommodation

Landing

With doors to:

Bedroom One

13' 9" max x 10' 6" max (4.19m max x 3.20m max)

Double glazed window to rear, radiator, door to:

En Suite

Shower cubicle, pedestal wash hand basin, low level w.c., wood laminate flooring, radiator, double glazed window to rear.

Bedroom Two

13' 9" x 12' + cupboard (4.19m x 3.66m + cupboard)

Two double glazed windows to front, built-in cupboard, radiator.

Outside

The property benefits from generous rear garden which is mainly laid to lawn with mature shrubs and pathway to rear, all enclosed by panel fencing.



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welcome to

Albion Grove, Colchester

- INVESTMENT OPPORTUNITY
- Attractive Victorian Bay Fronted Home
- Two Reception Rooms
- Ground Floor Bathroom
- Two Spacious Double Bedrooms
- En Suite To Master Bedroom
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



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directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:
CCS121247 - 0003

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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