



Lucas Road, Colchester, CO2 7EP

welcome to

Lucas Road, Colchester

OFFERED WITH NO ONWARD CHAIN, this three bedroom Victorian semi detached 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 could provide an ideal investment opportunity.



Early viewing is advised of this bay fronted character home conveniently situated for access to amenities and transport links.

Ground floor accommodation comprises entrance hall, lounge with feature fireplace, separate dining room, kitchen and utility room.

The first floor offers two double bedrooms, nursery/bedroom and four piece family bathroom.

Externally there is a courtyard rear garden with summer house.

Entrance Door To:

Entrance Hall

Stairs to first floor, karndean flooring, doors to:

Lounge

13' max + bay recess x 10' 6" max (3.96m max + bay recess x 3.20m max)

Double glazed bay window to front, feature fireplace, radiator.

Dining Room

13' 4" to door x 10' 6" max (4.06m to door x 3.20m max)

Double glazed window to rear, radiator, door to:

Kitchen

10' max x 8' 1" + door recess (3.05m max x 2.46m + door recess)

Double glazed window to side, laminate wood flooring, base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, space for appliances, built-in cupboard, door to:

Utility Room

10' to face of cupboard x 3' 11" max (3.05m to face of cupboard x 1.19m max)

Space for appliances, window to rear, door to garden.

First Floor Accommodation

Landing

Built-in cupboard, radiator, loft access (insulated and boarded), doors to:

Bedroom One

13' 1" x 8' 5" (3.99m x 2.57m)

Double glazed window to rear, radiator.

Bedroom Two

11' 5" to face of wardrobe x 8' 9" (3.48m to face of wardrobe x 2.67m)

Double glazed window to front, radiator, two built-in wardrobes/cupboards.

Nursery / Bedroom

8' 1" + door recess x 4' 9" max (2.46m + door recess x 1.45m max)

Double glazed window to front, radiator.

Bathroom

White four piece suite comprising panel enclosed bath, double shower cubicle, wash hand basin and low level w.c., heated towel rail, radiator, extractor fan, double glazed window to rear.

Outside

Paved courtyard garden with side access.

The property benefits from a shed and Timber Built Summerhouse/Office which is fully insulated with power, light and electric heating, window.



view this property online williamhbrown.co.uk/Property/CCS121246



welcome to

Lucas Road, Colchester

- NO ONWARD CHAIN
- Victorian Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Four Piece Family Bathroom
- Rear Garden
- Good Access To Amenities & Transport Links

Tenure: Freehold EPC Rating: D

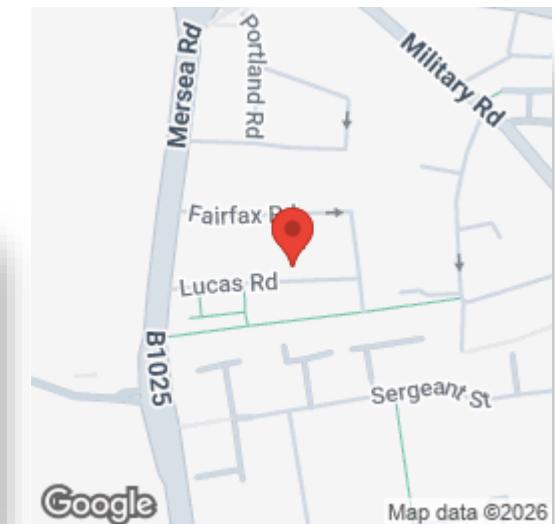
Council Tax Band: B

£260,000



directions to this property:

Refer to map



view this property online williamhbrown.co.uk/Property/CCS121246

Please note the marker reflects the postcode not the actual property



Property Ref:
CCS121246 - 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.

 william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk