



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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121246 - 0002

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