



Acland Court, Acland Avenue, Colchester, CO3 3RT

welcome to

Acland Court, Acland Avenue, Colchester

This end of terrace house is situated in the popular Lexden area of Colchester, offering excellent access to shops, amenities, popular schools, green spaces and the A12. For commuters, North Station is located around 1.5 miles away.



Situated on the popular west side of Colchester, this end of terrace house offers spacious accommodation for the growing family and good access to amenities and transport links.

Ground floor accommodation comprises entrance hall, living room, separate dining room, cloakroom and a kitchen. The first floor offers three bedrooms and a family bathroom.

Externally there is a low maintenance rear garden which is mainly laid to patio, all enclosed by panel fencing and brick wall, providing a private space to relax in. There is on street parking available and a Garage which is leased.

Side Entrance Door To:

Entrance Hall

Stairs to first floor, doors to:

Lounge

16' 6" max x 12' 6" + window recess (5.03m max x 3.81m + window recess)

Two windows to front, carpet, fireplace, radiator.

Dining Room

14' 2" max x 11' 10" max (4.32m max x 3.61m max)

Doors to rear garden, carpet, radiator, built-in cupboard..

Cloakroom

W.C., pedestal wash hand basin, radiator, cupboard.

Kitchen

Window to rear, range of matching base and eye level units, work surfaces, tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap and filter tap, space for washing machine, space for dishwasher, space for cooker, space for tall fridge/freezer, external door to side.

First Floor Accommodation

Landing

With doors to:

Bedroom One

13' 1" max x 9' 2" + door recess (3.99m max x 2.79m + door recess)

Two windows to front, radiator, carpet.

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

Two windows to rear, radiator, carpet.

Bedroom Three

9' 9" x 7' (2.97m x 2.13m)

Window to front, radiator, carpet.

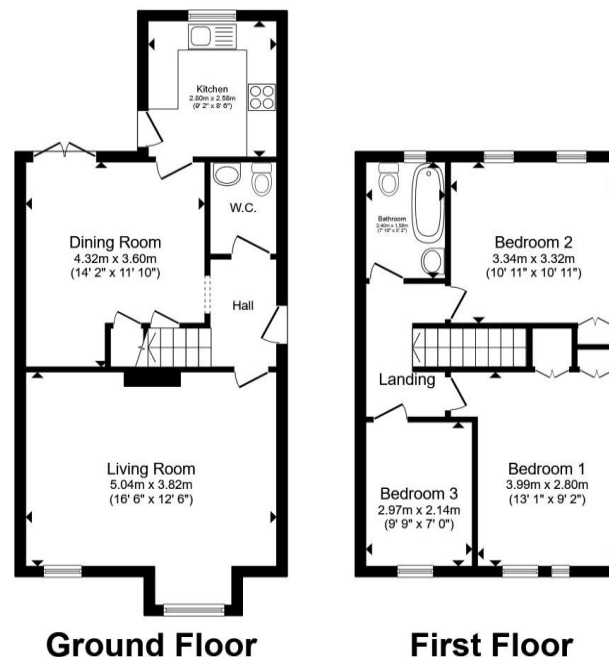
Bathroom

White three piece suite comprising bath with shower head attachment, w.c. and wash hand basin set into vanity unit, part tiled walls, radiator, obscure window to rear.

Outside

There is a low maintenance rear garden which is mainly laid to patio, all enclosed by panel fencing and brick wall.

There is on street parking available. There is also a Garage which is leased.



Total floor area 92.6 m² (997 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


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welcome to

Acland Court, Acland Avenue, Colchester

- End Of Terrace House
- Two Reception Rooms
- Cloakroom & Bathroom
- Three Bedrooms
- On Street Parking & Garage (Leased)
- Enclosed Garden
- Popular Lexden Location

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120717 - 0003

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