

VICTORIA ROAD, COLCHESTER, CO3 3NT

GUIDE PRICE £150,000 - £175,000





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A charming ground floor maisonette in Old Lexden, combining original features with modern upgrades. This property offers its very own front door, parking and a stunning location, ideal for living or letting. Don't miss this opportunity to view this exquisite home in Lexden.

THE PROPERTY

Entrance Hall A tiled area leads to a few steps up to the hall, which has a laminate floor, a radiator, a swivel window that lets in natural light, a boiler cupboard, a ceiling hatch, and doors to the other rooms.

Sitting Room 4.54m x 3.22m This spacious room has lovely high ceilings, two original sash windows on the side, a radiator, a laminate wood floor, and an attractive arch recess that can be used as a workspace or desk.

Kitchen 2.70m x 2.10m This modern kitchen has a sash window on the side, a radiator, fitted cabinets, an integrated oven, hob and fan, spaces for appliances, and a tiled floor.



Bedroom 2.92m + ward depth x 2.83m This cosy bedroom has a sash window on the side, a laminate floor, and a fitted wardrobe with sliding doors for storage.

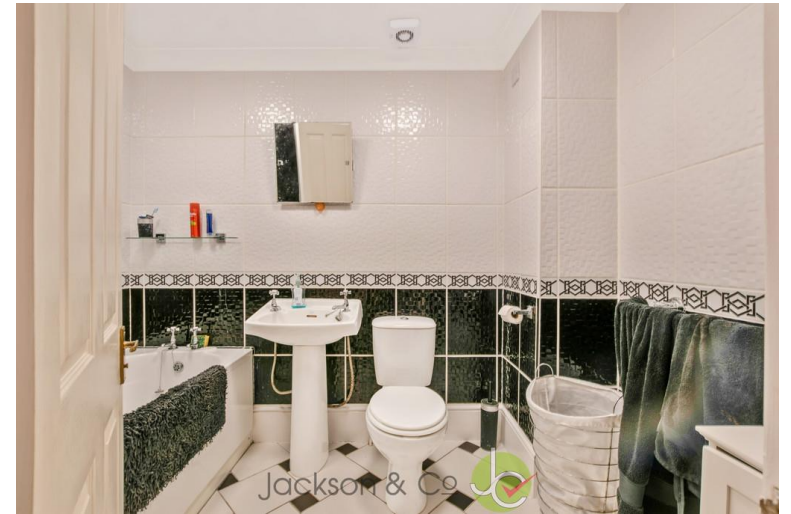
Bathroom This stylish bathroom has feature wall tiles and angled chequer board floor tiles. It has a three-piece suite with a shower over the bath and a heated towel rail.

Outside The gardens are communal and can be enjoyed by all residents. **Agents Note** The parking allocation is not fixed due to landscaping, but parking is included and available for this property.

AGENTS NOTES

Leasehold The service charge is £1900.00 per year (as per the owner's information) The ground rent is £50 per year (as per the owner's information) The council tax band is A (as per the .gov website) : <https://www.gov.uk/council-tax-bands>





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