

26 Beaconsfield Avenue, Colchester, CO3 3DJ



Freehold

Asking Price Of

£500,000

Subject to contract

Viewing recommended

4 bedrooms
3 reception rooms
2 bathrooms



A large Victorian three bedroom semi-detached house, currently split into one 1 bedroom and one 2 bedroom self contained flats offering itself as a good investment opportunity.

Some details

General information

A good size Victorian bay windowed semi-detached house, currently split into two separate dwellings known as 26A and 26B Beaconsfield Avenue, which we believe to be still registered under one title, (however we are formally trying to ascertain whether this is correct).

26A is a ground floor flat accessed via a double glazed entrance door to the rear of the property which leads into an entrance lobby, where there is a cupboard housing the gas boiler and gives access to the ground floor bathroom and separate WC.

Also from the lobby, the kitchen can be found having a gas cooker point, fitted units and worksurfaces with an inset sink and a utility cupboard with a window to the side.

From the kitchen, a door leads into the dining/breakfast room which has a window to the side and a further door which leads into an inner hallway with an under stairs cupboard and a further door leading to the sitting room, which has a window to the rear and two windows to the side with a further door leading into the bedroom which has a bay window to the front and a slate fireplace.

Lounge

17' 7" x 10' 8" (5.36m x 3.25m)

Bedroom

12' 4" x 11' 6" (3.76m x 3.51m)

Breakfast room

9' 6" x 8' 10" (2.9m x 2.69m)

Kitchen

10' 5" x 7' 11" (3.18m x 2.41m)

Bathroom and seperate WC

26B is a first floor flat accessed via an entrance door to the front which leads into a hallway with stairs to the first floor and landing, which has another stair flight leading to the second floor.

The kitchen for this flat is located to the rear with fitted units and worksurfaces with a wall mounted gas boiler, plumbing for washing machine and a sink unit with a window to the side and rear.

The dining room is located from the kitchen which has a cast iron fireplace and a window to the side.

There is a bedroom on the first floor level with a cast iron fireplace and a sash window to the rear, the lounge can be found to the front of the property with two sash windows, a cast iron fireplace and alcove cupboard.

The bathroom can also be located on this floor, located from the landing.

On the second floor there is a further bedroom with a slight height restriction and cast iron fireplace with a window to the side and walk-in wardrobe.

Entrance hall/landing

Lounge

16' 5" x 11' 7" (5m x 3.53m)

Kitchen

9' 11" x 9' 3" (3.02m x 2.82m)

Dining room

9' 11" x 10' 5" (3.02m x 3.18m)

Bedroom one

12' 7" x 10' 7" (3.84m x 3.23m)

Bedroom two

11' 10" x 10' 2" (3.61m x 3.1m)

Bathroom

Outside

The garden has been split, to accommodate both dwellings and is in need of some cultivation.

Location

Beaconsfield Avenue is situated off the popular Maldon Road being a short distance from Colchester town centre, which offers a varied range of shopping facilities, bars and restaurants with good primary and secondary schooling in the vicinity with the stations of the town giving access to London Liverpool Street.

Important information

Council Tax Band - B (for both flats)

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - 26A rate is D, 26B rate is E

Our ref - PRC

Directions

Proceed from the town centre from Maldon Road roundabout along Maldon Road, turn left into Beaconsfield Avenue where the property can be found along on the right hand side located by a Fenn Wright For Sale board.

Further information

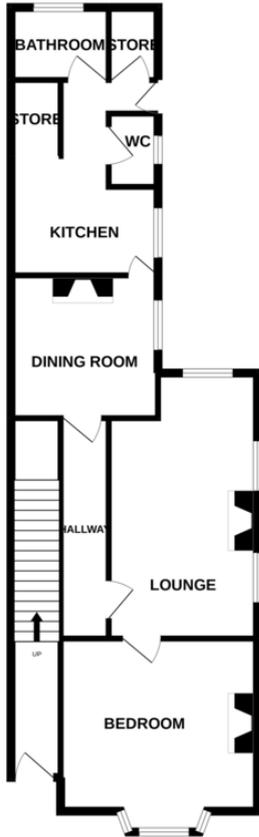
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

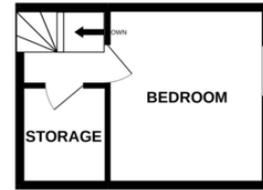
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Fenn Wright

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